

RIDLEY AVENUE, EALING



£750,000

A charming and characterful Victorian cottage-style terrace, ideally situated in this popular and convenient location beside St Pauls, Northfields. Thoughtfully extended and now much improved by the current owners, the property offers a stylish, superbly presented interior combining period character with contemporary living. The deceptively spacious accommodation features three double bedrooms, two elegant reception rooms and a stunning modern kitchen/breakfast room. Further benefits include the luxurious family bathroom, an additional shower room with WC on the upper floor, and a delightful south-facing town garden, perfect for relaxing or entertaining. Early viewing is genuinely recommended to avoid disappointment.

TUFFIN & WREN

Independent Estate Agents



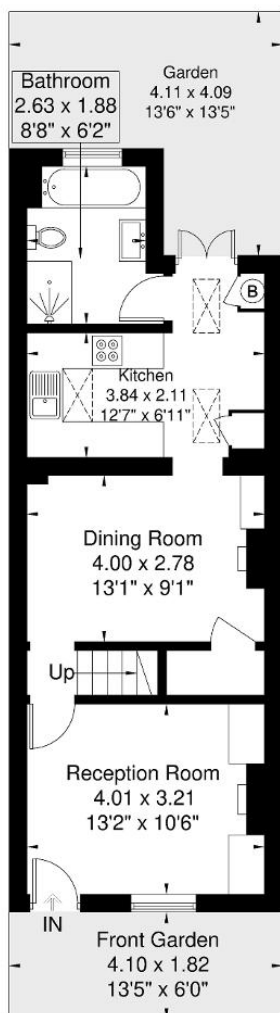
Further Information

For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

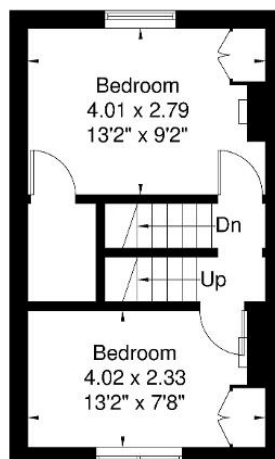
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Ridley Avenue

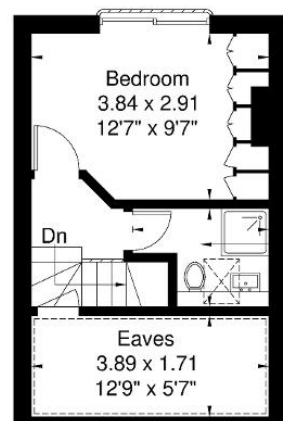
Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft
Eaves Storage / Reduced Headroom = 6.8 sq m / 73 sq ft
Total = 100.1 sq m / 1077 sq ft



Ground Floor
46.0 sq m / 495 sq ft



First Floor
28.6 sq m / 308 sq ft



Second Floor
18.7 sq m / 201 sq ft
Eaves Storage /
Reduced Headroom
6.8 sq m / 73 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.