

LYNTON AVENUE, EALING



£850,000

Tuffin & Wren are delighted to offer to the market this ample, 'halls adjoining' Edwardian semi-detached residence, situated in a super convenient 'leafy' avenue, moments from many amenities. Unextended yet generously proportioned, the property offers an excellent opportunity to create an exceptional family home in a highly desirable location. With 3 good-sized bedrooms and 3 separate reception rooms, the existing accommodation is already well balanced but undoubtedly now ready for a sympathetic modernisation, allowing a discerning purchaser to design and create a large, bespoke family residence tailored to their own requirements. Other benefits include a family bathroom with separate WC and a large c75'+ mature rear garden. The property is also now vacant and offered for sale with the added benefit of no onward chain, providing a blank canvas for those looking to add significant value while creating a truly impressive home!

TUFFIN & WREN

Independent Estate Agents



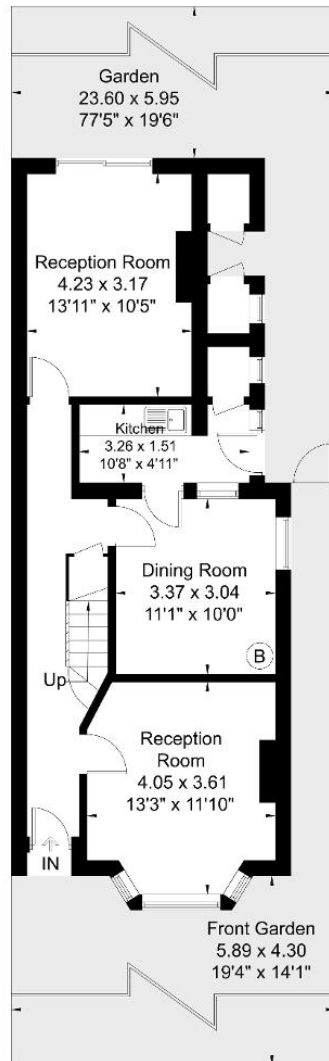
Further Information

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

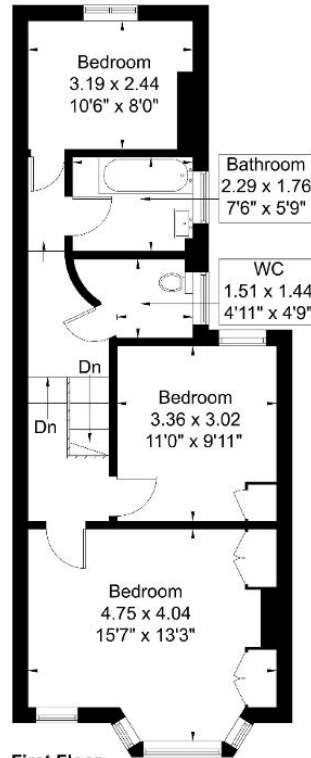
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Lynton Avenue

Approximate Gross Internal Area = 114.8 sq m / 1234 sq ft



Ground Floor
60.1 sq m / 646 sq ft



First Floor
54.7 sq m / 588 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 | | 79 C |
| 55-68 | D | 58 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.