

RATHGAR AVENUE, EALING



£1,600,000

Tuffin & Wren are privileged to offer this redesigned period beauty situated 'between the parks', in the very heart of Ealing. Step inside this impressive Edwardian halls-adjoining semi and the period details are immediate; think lofty ceilings, original mouldings and a hallway that sweeps you in with its room-sized generosity! Its extended, remodelled and now boasts well over 2000 sqft of living accommodation, with two separate reception rooms and an open-plan kitchen/dining/living space - the social hub of the home and the kind of space made for relaxed dinners, lazy brunches or homework. Upstairs you'll find five bedrooms, a dressing room and the luxe bathrooms that bring boutique-hotel sparkle, clean lines and high-end fittings to your everyday. Venture outside and there's a leafy, southerly facing garden, secluded enough to feel like your own little retreat - this truly is a home with history, heart and just the right amount of contemporary swagger!

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.

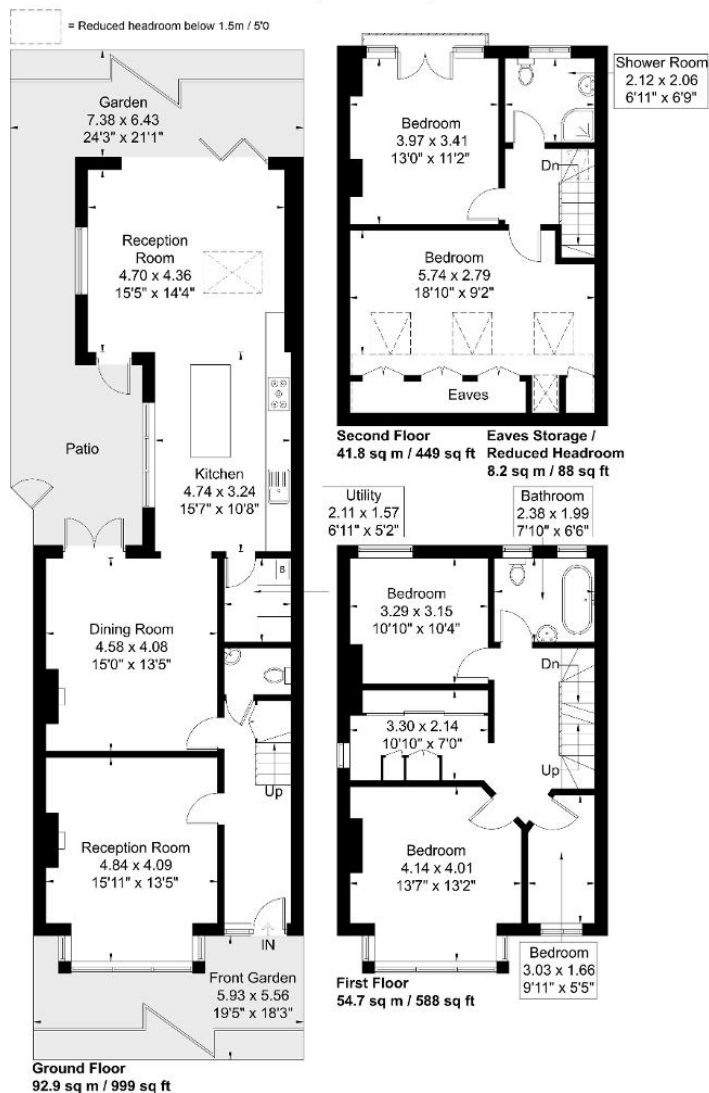
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Rathgar Avenue

Approximate Gross Internal Area = 189.4 sq m / 2036 sq ft

Eaves Storage / Reduced Headroom = 8.2 sq m / 88 sq ft

Total = 197.6 sq m / 2124 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		71 C
55-68	D	56 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.