

DISRAELI ROAD, EALING



£675,000

Nestled in an enviable location in the very heart of Ealing, this handsome split-level maisonette offers nearly 1,200 sq ft of generously proportioned, house-like accommodation arranged over the upper floors of an attractive period building. A private entrance, hallway, staircase and spacious landing immediately create a wonderful sense of space. The bright and airy reception room enjoys superb natural light, while the two double bedrooms provide comfortable accommodation, one benefiting from convenient access to handy loft storage. Although the kitchen and bathroom would benefit from modernisation, this presents a fantastic opportunity for the discerning purchaser to create a home tailored to their own tastes while adding value along the way. With an exceptionally long 999-year lease, this appealing maisonette combines space, character and exciting potential in a prime Ealing location, ideally placed to enjoy the area's many amenities and excellent transport connections.

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.

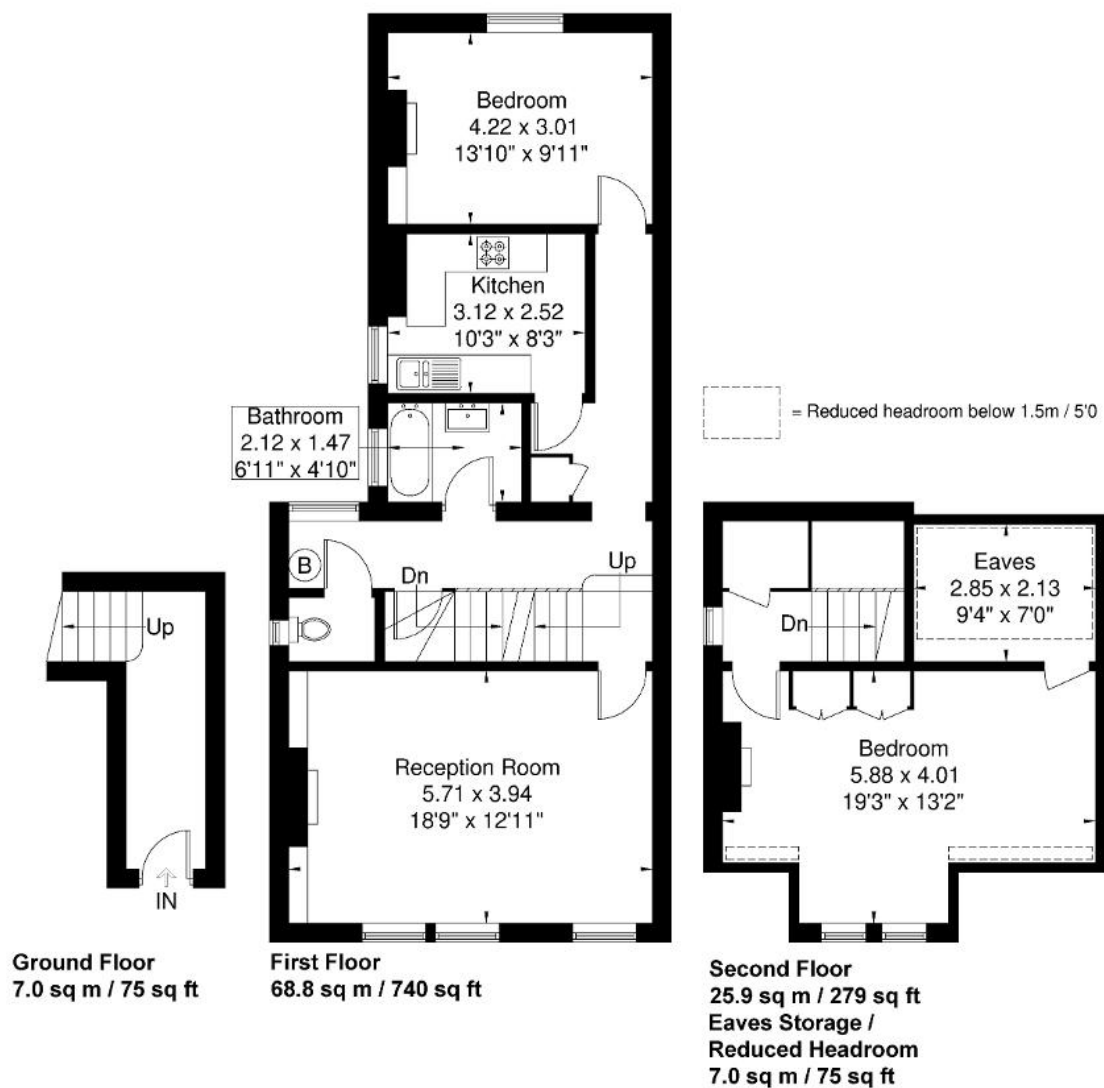
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Disraeli Road

Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft

Eaves Storage / Reduced Headroom = 7.0 sq m / 75 sq ft

Total = 108.7 sq m / 1170 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		
39-54	E	46 E	
21-38	F		
1-20	G		

Leasehold Information

Lease Term: 999 years from 14 March 1975

Ground Rent : £25 rising to £115pa

Service Charges: £0 (save for any repair obligations detailed in the lease)

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.