

## WINDMILL ROAD, EALING



£1,250,000

Tuffin & Wren are delighted to present this truly impressive family residence, conveniently positioned in the heart of Northfields. Thoughtfully redesigned by the present owners, it now offers well-balanced, spacious and light-filled accommodation across its three storeys. The ground floor centres around a striking open-plan living, kitchen and dining space, ideal for modern family life and effortless entertaining. Upstairs, the principal bedroom features wall-to-wall, floor-to-floor, sliding, folding windows and enviable views across Blondin Park. Then there are the three further well-proportioned bedrooms and a contemporary family bathroom, all finished to an excellent standard. Venture outside and the stunning interior is perfectly complemented by equally impressive outdoor spaces, where a generous westerly-facing landscaped garden and summer house provide the perfect setting for working, relaxing, or entertaining and a paved driveway delivers off-road parking convenience.

# TUFFIN & WREN

*Independent Estate Agents*



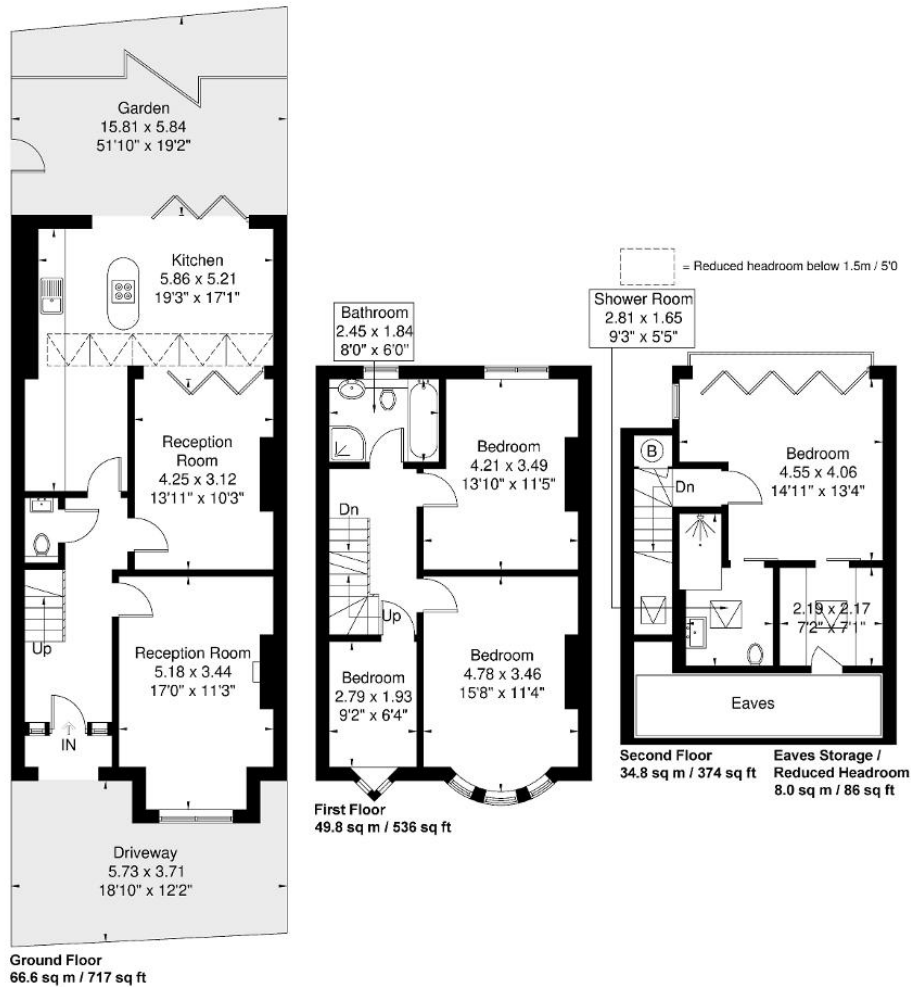
## Further Information

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

## Windmill Road

Approximate Gross Internal Area = 151.2 sq m / 1627 sq ft  
 Eaves Storage / Reduced Headroom = 8.0 sq m / 86 sq ft  
 Total = 159.2 sq m / 1713 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		76 C
55-68	D	65 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.