

## WINDERMERE ROAD, EALING

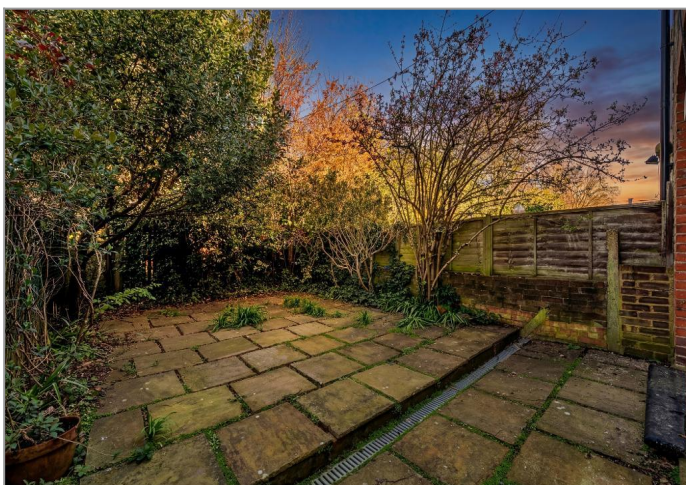


£1,100,000

Set in an idyllic spot overlooking the lovely Lammas Park, this handsome Edwardian beauty feels a million miles from London's hustle and bustle. Featuring a wealth of original features, period detailing and contemporary styling, the result is a harmonious collection of beautifully designed, colour-drenched interior spaces. Currently arranged with 2 separate reception rooms, and a modern kitchen/dining room on the ground floor and 3 generously-proportioned bedrooms set over the first floor, the accommodation feels both cohesive and adaptable to family life. Other benefits include the modern family bathroom, handy utility/laundry room and a pretty, yet secluded north-westerly facing garden with yet more parkland views!

# TUFFIN & WREN

*Independent Estate Agents*



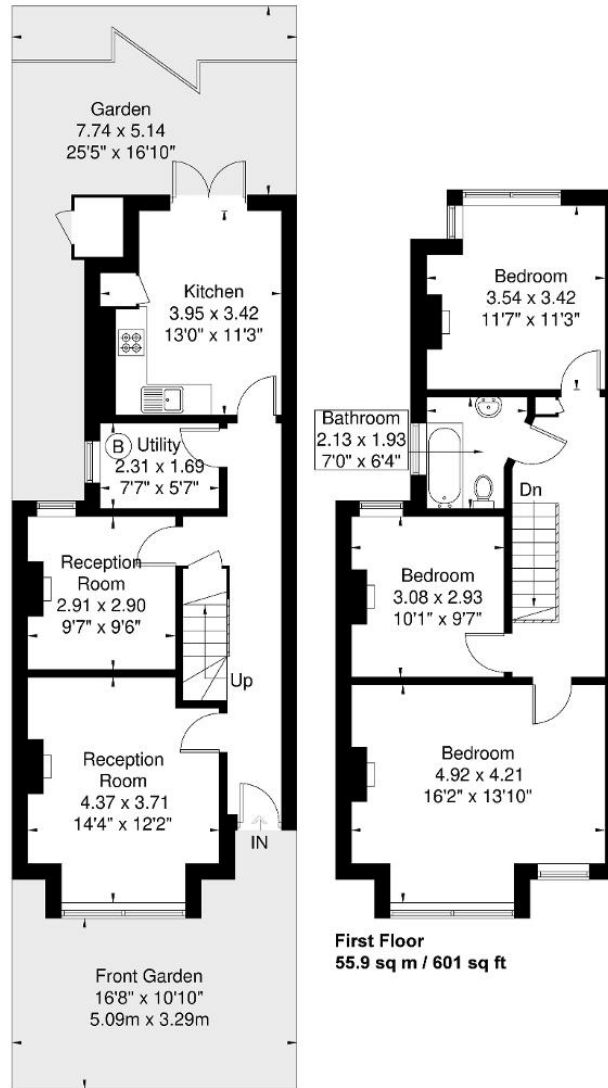
## Further Information

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.

## Windermere Road

Approximate Gross Internal Area = 111.8 sq m / 1202 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		88 B
69-80	C		
55-68	D	64 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.