

ALTENBURG AVENUE, EALING

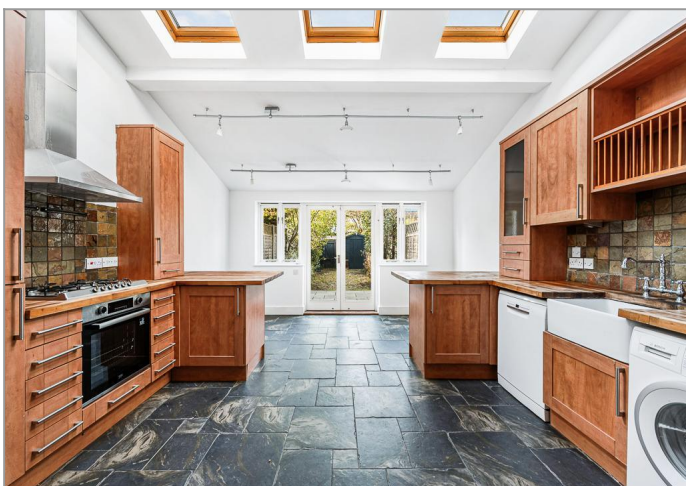


£3,250 PER MONTH

Comprehensively extended and remodeled Edwardian terrace that now boasts exceptionally light and spacious, contemporary styled living accommodation in this most sought-after location. Features include a principal bedroom complete with 'Juliette' balcony & ensuite shower room, 2 further bedrooms, a separate reception room, wonderful 'open plan' living/kitchen/dining/entertaining spaces and a luxuriously appointed family bathroom. Other benefits include a generous westerly facing rear garden, very handy downstairs WC/shower room and its close proximity to local shops, schools and tube station.

TUFFIN & WREN

Independent Estate Agents



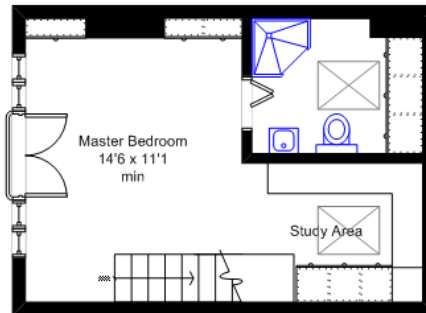
Further Information

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

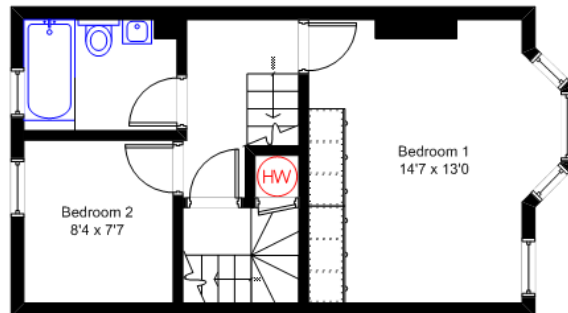
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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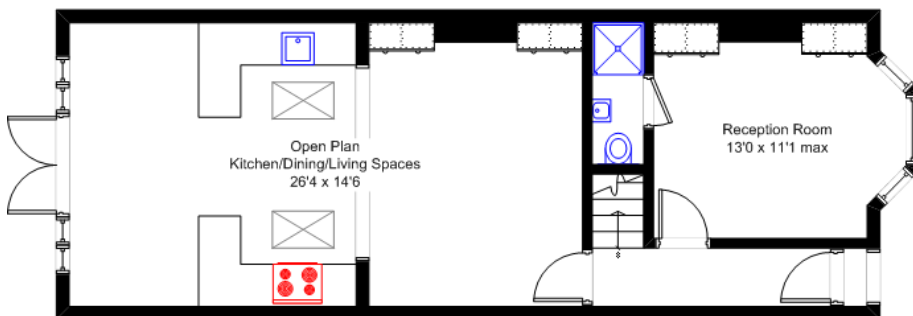
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Second Floor



First Floor



Ground Floor

Altenburg Avenue, Ealing W13

N.B. Not to Scale
(for illustration purposes only)

ADDITIONAL INFORMATION

The following are 'permitted payments' in accordance with the Tenant Fees Act 2019;

the rent

a refundable tenancy deposit capped at no more than five weeks rent where the annual rent is less than £50,000, or six weeks rent where the total annual rent is £50,000 or above

a refundable holding deposit (to reserve a property) capped at no more than one weeks rent

payments to change the tenancy, when requested by the tenant, capped at £50, or reasonable costs incurred if higher

payments associated with early termination of the tenancy, when requested by the tenant

payments in respect of utilities, communication services, TV licence and council tax; and

a default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Tuffin & Wren is a member of CMP (Membership No. CMP005028) a client money protection scheme and also a member of The Property Ombudsman redress scheme (Membership No. E00272). You can find out more details on the agent's website or by contacting the agent directly.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		