ST MARYS ROAD, EALING



£599,950

Situated in this exceptionally desirable and convenient location moments from the vibrant cafés, artisan food shops and traditional pubs of St Marys Road, Tuffin & Wren are delighted to offer this generously proportioned, purpose-built maisonette, occupying the upper floor of a substantial period building. Newly redecorated, the property offers flexible accommodation comprising three bedrooms, two spacious reception rooms, a modern fitted kitchen, bathroom and separate WC. The interior retains a wealth of original features and period detailing, adding character and charm. Further benefits include direct access to your own private rear garden, excellent potential to extend (subject to the necessary consents) and the significant advantage of being offered vacant with no onward chain.











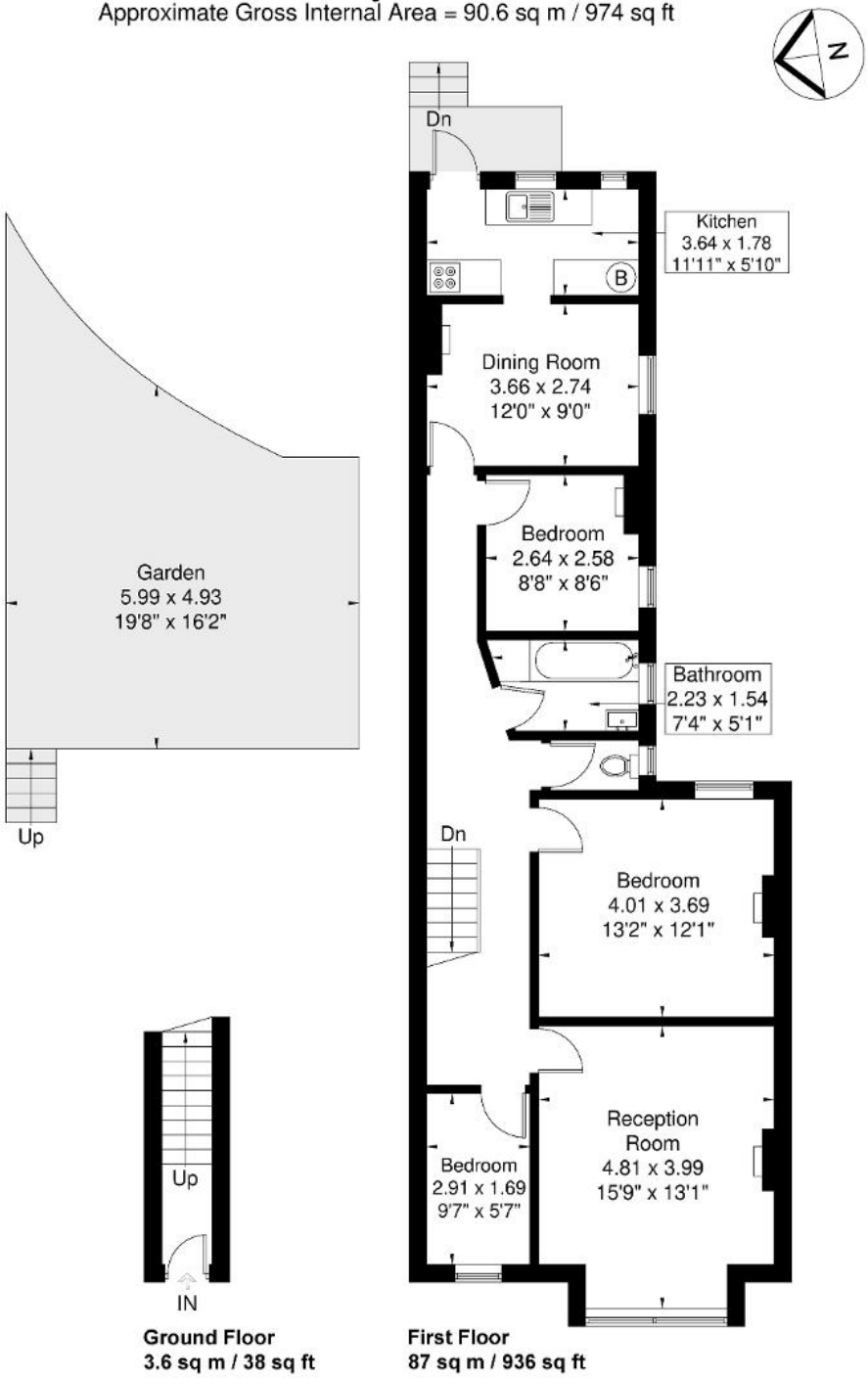
Further Information

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.

St Marys Road

Approximate Gross Internal Area = 90.6 sq m / 974 sq ft

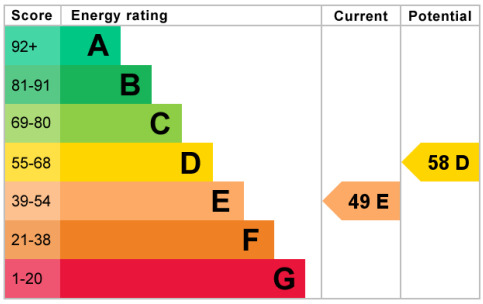


Ground Floor
3.6 sq m / 38 sq ft

First Floor
87 sq m / 936 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



Leasehold Information

Lease Term: 125 years from 25 December 2015
Ground Rent: £225 pa
Service Charges: £624.20 pa (incl. building insurance, maintenance & gardening)

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.