

CHESHAM TERRACE, EALING



£750,000

Situated in this desirable location just minutes from shops, restaurants, parks, schools and train stations, Tuffin & Wren are privileged to offer this handsome Edwardian terrace property for sale. Much improved and sympathetically refurbished by the present owners, the property boasts light and spacious, contemporary styled living accommodation that features; a stylish, extended fitted kitchen, two double bedrooms and two separate reception rooms. Other benefits include the modern first floor bathroom, a sunny southerly facing rear garden, ample storage and permission to extend the property across the rear and into the loft space. Do not miss the opportunity to view these impressive spaces - book a viewing today and make this period gem your own!

TUFFIN & WREN

Independent Estate Agents



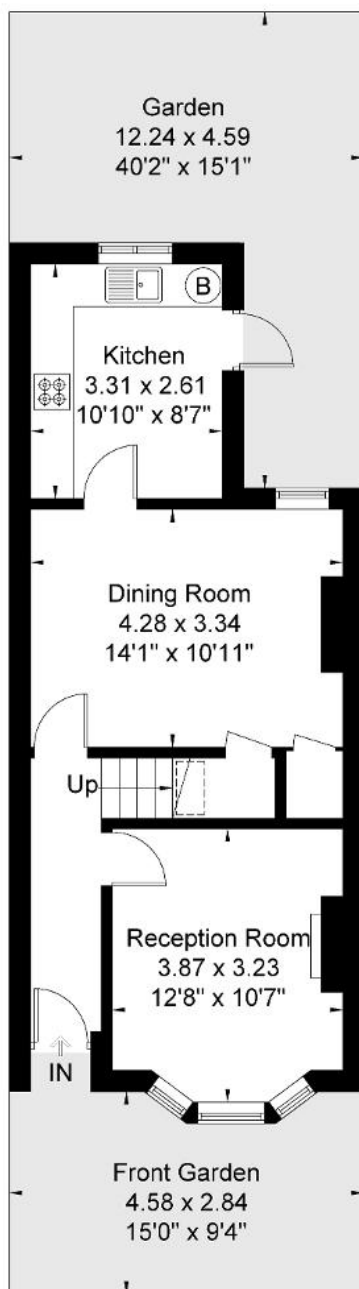
Further Information

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

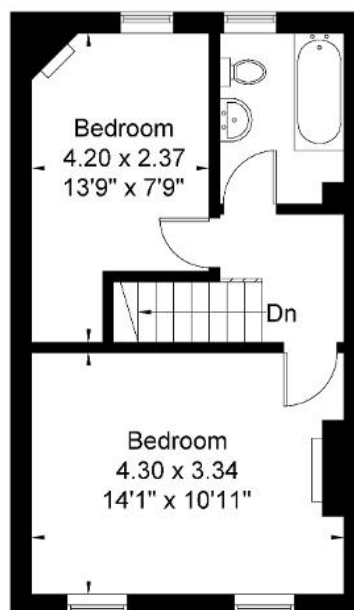
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Chesham Terrace

Approximate Gross Internal Area = 78.8 sq m / 847 sq ft



Ground Floor
44.2 sq m / 475 sq ft



First Floor
34.6 sq m / 372 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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ADDITIONAL INFORMATION

Planning Permission has been Granted with Conditions for a rear extension and loft conversion under the local authorities own Ref: 252531HH

Here is a link to their website;

<https://pam.ealing.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SYO30OJMLCF00>

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	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.