

NIAGARA AVENUE, EALING



£1,295,000

Set in an idyllic cul-de-sac location just moments from Northfields many amenities, this exceptional family home feels a million miles from London's hustle and bustle. Featuring a wealth of original features, period detailing and contemporary interventions, the result is a harmonious collection of beautifully designed living spaces. The stunning interior is also perfectly complemented by the equally impressive outside spaces, where a secluded southerly facing, landscaped garden is perfect for working, relaxing or entertaining. This truly is a home with history, heart and just the right amount of contemporary swagger, where the whole feels like a calm, connected and incredibly classy home.

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.

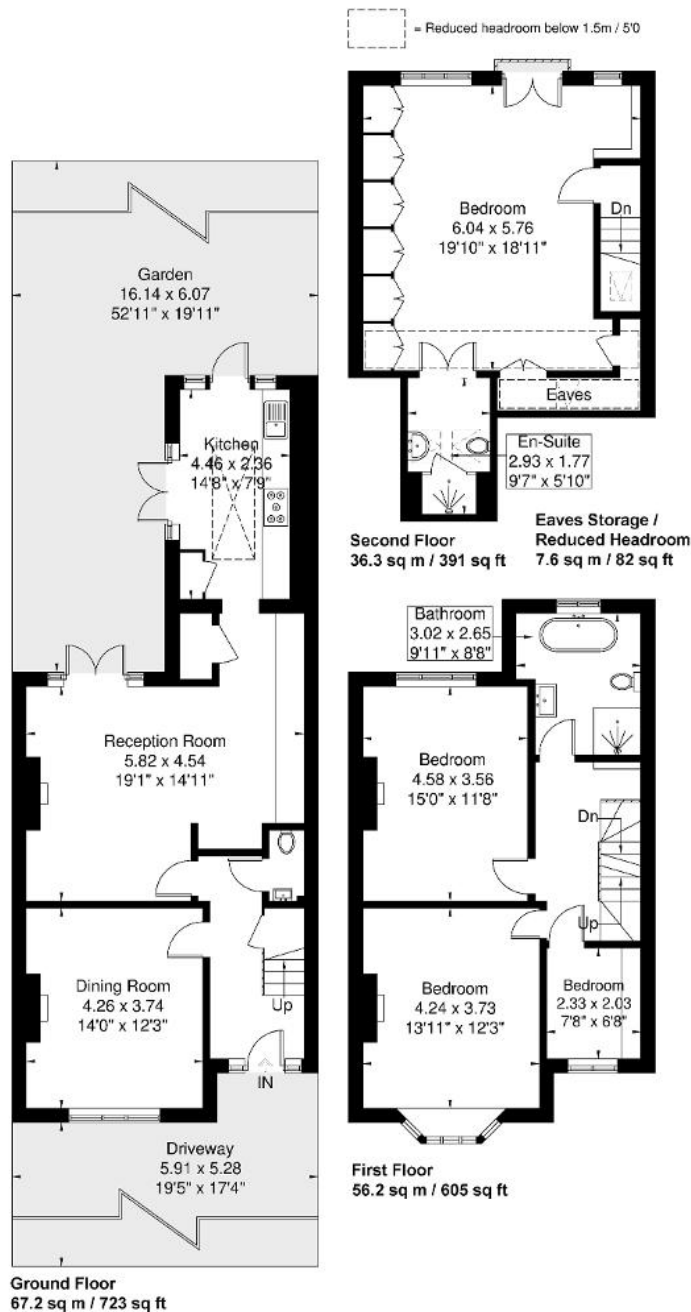
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Niagara Avenue

Approximate Gross Internal Area = 159.7 sq m / 1719 sq ft

Eaves Storage / Reduced Headroom = 7.6 sq m / 82 sq ft

Total = 167.3 sq m / 1801 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

The walled and paved front garden provides handy off road parking that leads you to the smart front door. Inside, the period detailing welcomes you in...

There is a discreet but handy guest cloakroom/WC and to the left is the more formal dining room, with large, shuttered windows and wide wooden floorboards. With panelled lower walls decorated in darker tones and a wonderful feature fireplace, it feels warm and elegant.

To the rear, is undoubted star of the property and the natural heart of the home, where the thoughtfully designed, open-plan living room naturally flows through to an impressive, extended kitchen area. Flooded with natural light from the large French windows this is perfectly suited to everyday family life and entertaining alike.

Upstairs, the property continues to impress. The first floor has two stylish double bedrooms, one to the front and one at the rear, both with feature eroded fireplaces and decorated in contemporary tones. The smaller 3rd bedroom currently has wall-to-wall fitted shelving and is therefore, perfect for a study/home office. There's also a large, period style family bath complete with a freestanding roll-top bath and a separate shower enclosure too.

The upper floor was originally converted to the principal bedroom suite and features a sleek en-suite shower room, that will bring boutique-hotel sparkle and high-end fittings to your everyday!

Outside, the southerly facing, partially walled garden was landscaped to create a secluded outdoor dining area and is planted with mature shrubs, grasses, climbing jasmine and ferns to create your own little oasis.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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.