

CHESHAM TERRACE, EALING



£389,950

Tuffin & Wren are delighted to offer for sale this superb ground-floor apartment, ideally located just moments from local stations and a wide range of amenities. Set over the ground floor of this conveniently positioned period corner building, the well-presented accommodation includes a separate reception room alongside modern open-plan living, kitchen and dining spaces. The property also benefits from its own private patio gardens, a double bedroom, a stylish shower room and the very handy addition of a garage. Further highlights include a private entrance, a share of the freehold and no onward chain - making this an excellent opportunity for first-time buyers and investors alike.

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.

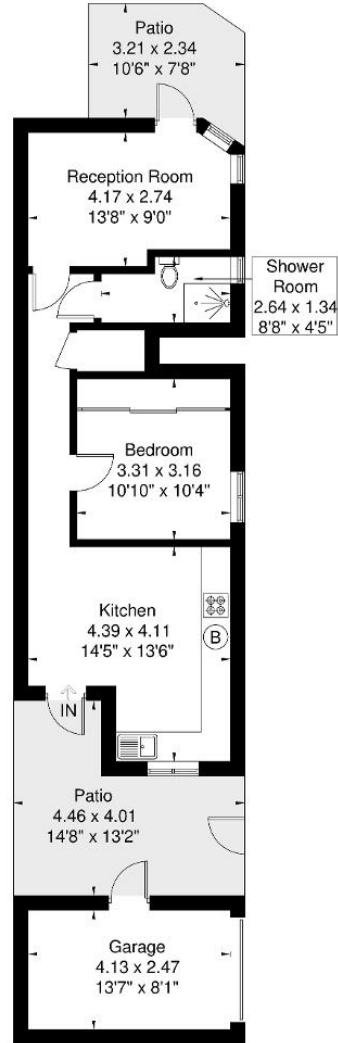
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Chesham Terrace

Approximate Gross Internal Area = 49.4 sq m / 531 sq ft

Garage = 10.7 sq m / 115 sq ft

Total = 60.1 sq m / 646 sq ft



Ground Floor **Garage**
49.4 sq m / 531 sq ft 10.7 sq m / 115 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.

© www.perspective.co.uk

ADDITIONAL INFORMATION

Lease Term: 99 Years from 15 March 2005

Service Charge: £0 (save for 50% of any expenditure on common parts)

Ground Rent: £tbc rising to £tbc pa

ENERGY PERFORMANCE RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 74 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.