

NORTHCROFT TERRACE, EALING



£1,250,000

Introducing your dream family home, situated in a popular and most convenient Northfields location - this detached period property is truly unique, boasting an unusually large plot where extensive renovations and extensions now provide over 1800 sqft of stylish and generously-proportioned living spaces, perfect for a growing family to thrive. With a room-sized entrance hall, three large reception rooms, four good bedrooms and a luxurious family bath and shower room, this wonderful home offers an abundance of natural light and modern features, including a superb fully-fitted kitchen, conservatory and downstairs cloakroom that help make it as practical, as it is elegant. The impressive interior is also perfectly complemented by the equally surprising outside spaces, where an unusually large garden boasts a south-westerly aspect and a gravelled driveway provides handy off street parking. Contact us now to view this exceptional family home - you won't be disappointed!

TUFFIN & WREN

Independent Estate Agents



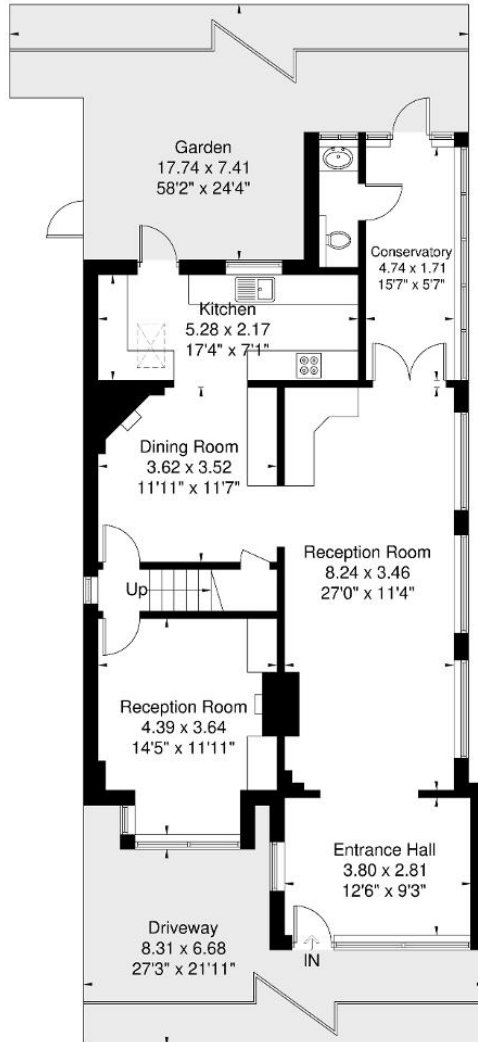
Further Information

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

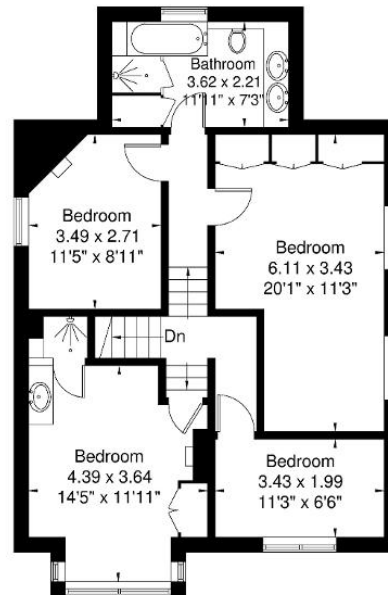
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Northcroft Terrace

Approximate Gross Internal Area = 171 sq m / 1840 sq ft



Ground Floor
99.9 sq m / 1075 sq ft



First Floor
71.1 sq m / 765 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	43 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.