

## OVERDALE ROAD, EALING



£565,000

Tuffin & Wren invite you to step into this superb apartment set over the first floor of a most handsome and conveniently located period building, all just a stone's throw away from stations and the wonderful Lammas Park. Featuring a wealth of original features, period detailing and contemporary interventions, the result is a harmonious collection of elegant interior spaces, that simply must be seen. The hall, stairs, generous landing and abundant loft storage set the tone for the sense of space to come. The reception is bright and airy, and enjoys superb natural light. The separate kitchen is stylish and well-appointed and there are two double bedrooms and a wonderful period style bathroom too. This exceptional property represents a truly rare blend of space, serenity, and convenience in one of Ealing's most desirable addresses. 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

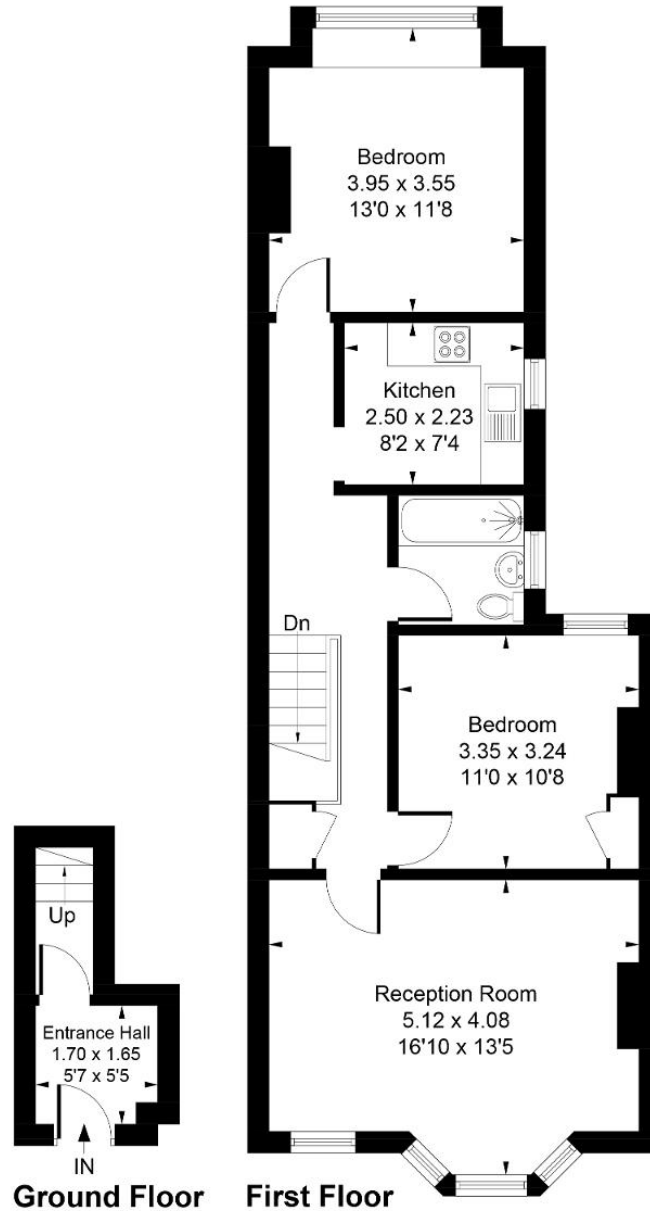
For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

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Approximate Gross Internal Area  
70.53 sq m / 759 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		<b>64 D</b>
39-54	<b>E</b>	<b>53 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

### 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.