

LOVEDAY ROAD, EALING

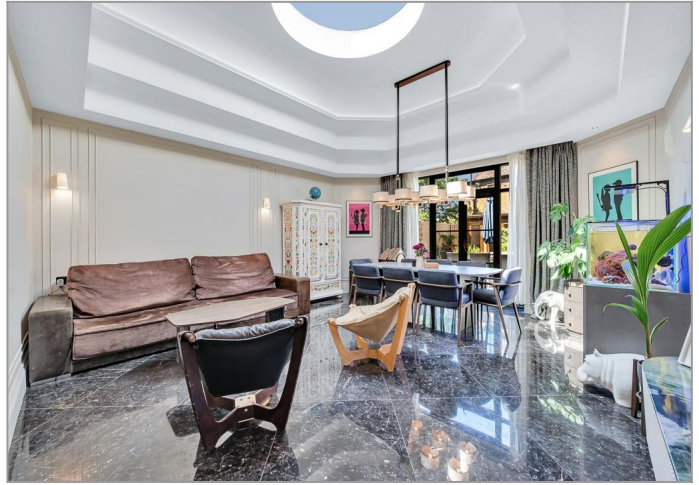


£1,499,950

Set on the sunny side of this prime residential road 'between the parks' in the very heart of Ealing, Tuffin & Wren are privileged to offer a simply stunning, 5 bedroom, 4 bathroom 'halls-adjointing' Edwardian semi-detached family home for sale. Exquisitely remodelled and extended by the current owners, this unique property combines period charm with a stylish and contemporary finish. Their carefully considered design-led approach has resulted in over 2000 sqft of beautifully-presented, luxurious, light-filled accommodation with premium fittings and fixtures used extensively throughout. The exceptionally impressive interior is perfectly complemented by the outside spaces; where the directly adjoining patio, landscaped garden and summerhouse are perfect for entertaining 'al fresco'. With handy off street parking too, you will rarely find a home that has been so cleverly designed and perfectly finished - truly, it must be seen to be fully appreciated!

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.

TUFFIN & WREN

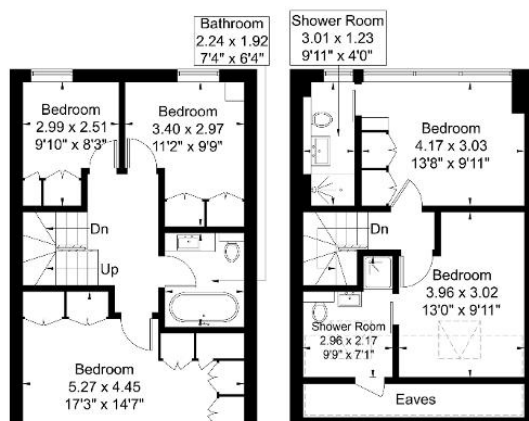
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Ground Floor
82.7 sq m / 890 sq ft

Loveday Road

Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft
Eaves Storage / Reduced Headroom = 10.3 sq m / 111 sq ft
Summer House = 16.6 sq m / 178 sq ft
Total = 190.2 sq m / 2047 sq ft

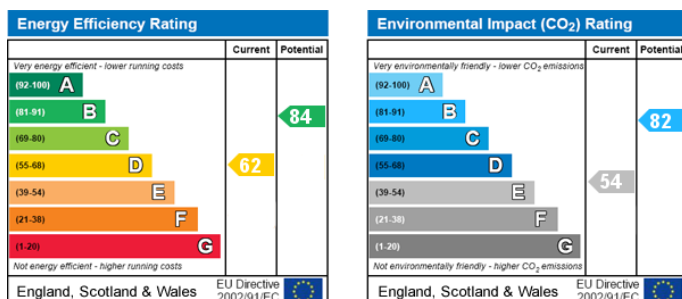


First Floor
47.9 sq m / 515 sq ft

Second Floor
32.7 sq m / 352 sq ft
Eaves Storage /
Reduced Headroom
10.3 sq m / 112 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



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.