

BALFOUR AVENUE, HANWELL



£550,000

Tuffin & Wren are delighted to present this beautifully-appointed split-level apartment, occupying the upper floors of an exceptionally well-positioned period building. Having undergone an extensive programme of remodelling and refurbishment, the property has been thoughtfully redesigned to an exacting standard. The converted loft now provides two extra double bedrooms and a luxuriously appointed bathroom, creating a tranquil retreat while the lower level offers superbly balanced accommodation, centred around a spacious open-plan living, dining and kitchen area, ideally suited to both relaxed day-to-day living and stylish entertaining. Further benefits include an impressive principal bedroom suite, complete with sleek en-suite shower room. Offered with a long lease and a share of the freehold, this outstanding home effortlessly combines house-like accommodation, expertly considered contemporary design and sought-after amenities literally right on your doorstep!

TUFFIN & WREN

Independent Estate Agents



Further Information

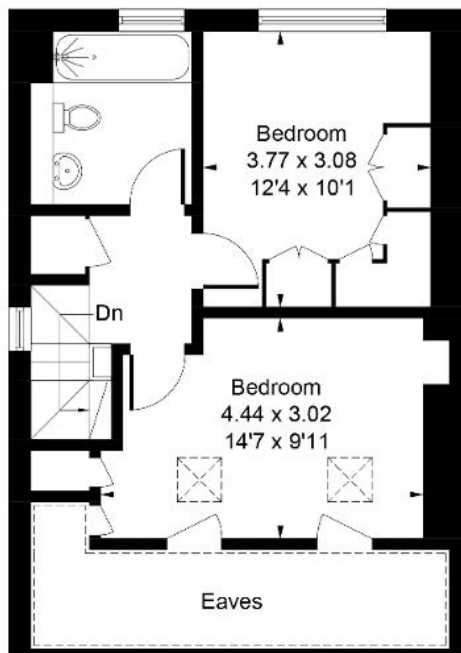
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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.

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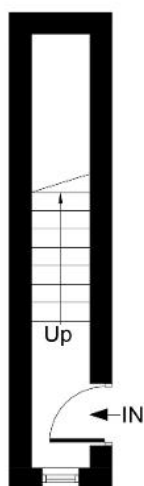
Independent Estate Agents

Approximate Gross Internal Area = 93.72 sq m / 1009 sq ft
(Excluding Eaves)

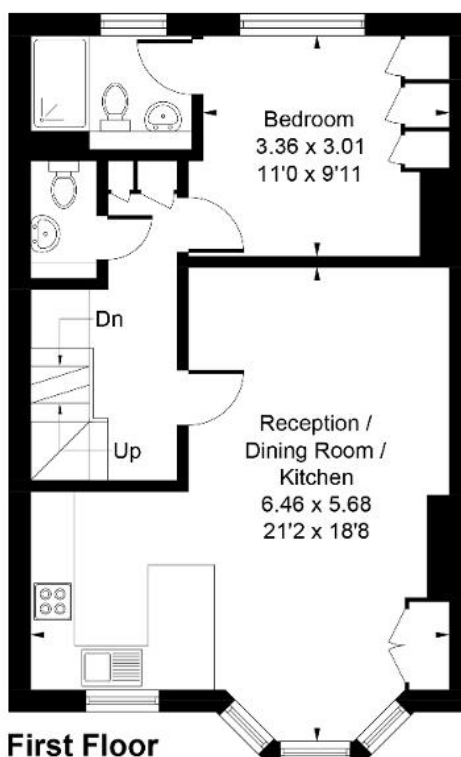


Second Floor

 = Reduced headroom
below 1.5m / 5'0



Ground Floor



First Floor

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+	A		
81-91	B		
69-80	C	72 C	77 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.