

ROCHESTER MEWS, LITTLE EALING LANE



£650,000

Set within a secure, historic gated development, this beautifully presented mews-style home offers an immediate sense of calm, privacy and understated sophistication. Entering through your own private entrance, the ground floor unfolds into thoughtfully designed living, kitchen and dining spaces, blending contemporary style with a wonderfully homely feel. Upstairs, two well-proportioned bedrooms benefit from high ceilings and excellent natural light all complemented by a beautifully appointed family bathroom. A particular highlight is the rare benefit of two private, walled gardens, providing peaceful spaces for morning coffee, alfresco dining or simply enjoying the fresh air. The development offers a genuine sense of community and security, while independent shops, cafés, restaurants, green spaces and excellent transport links are all close by. This is a home combining character and privacy with an enviable connection to the very best of the neighbourhood.

TUFFIN & WREN

Independent Estate Agents



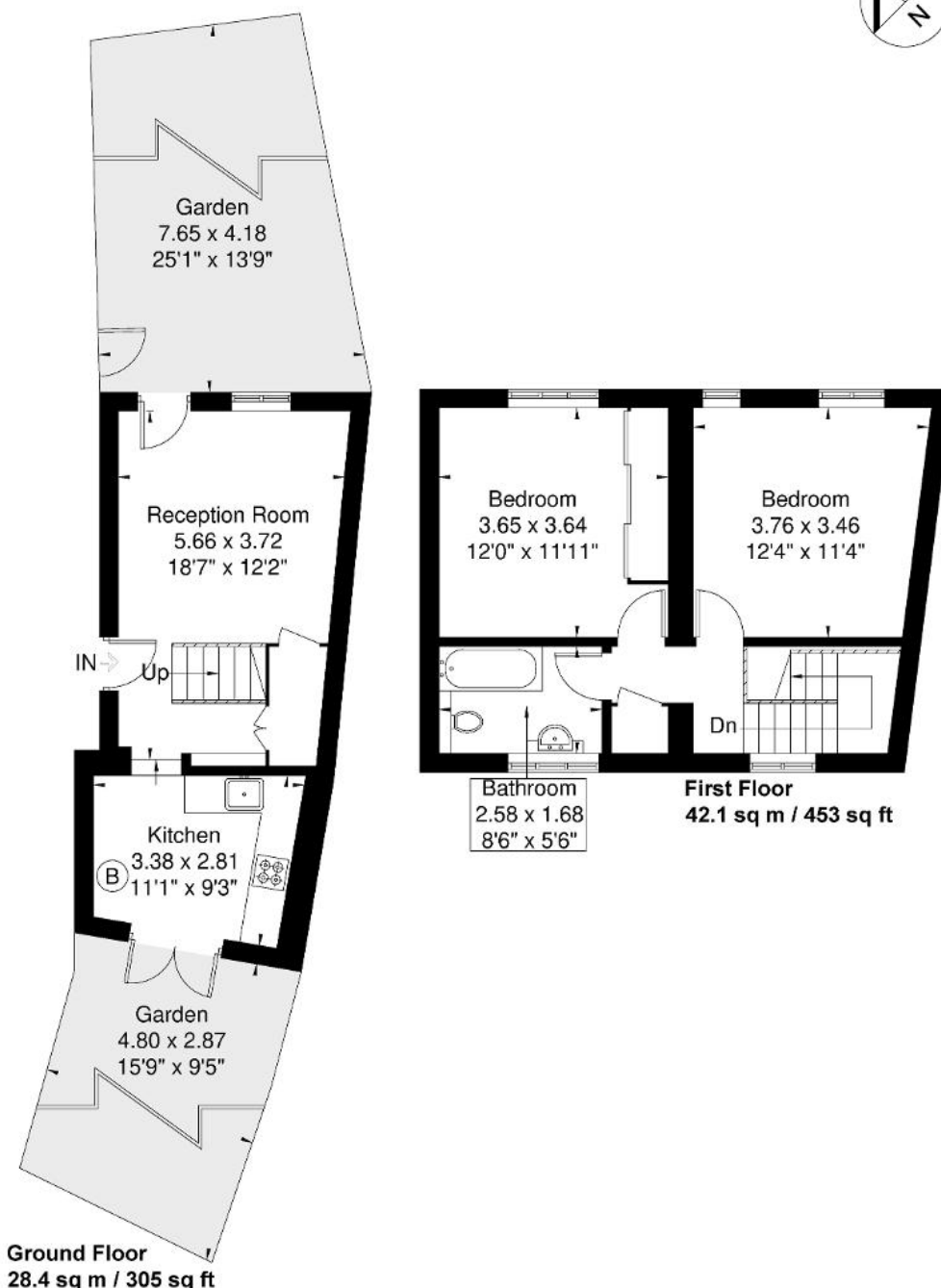
Further Information

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.

Rochester Mews

Approximate Gross Internal Area = 70.5 sq m / 758 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	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Leasehold Information

Lease Term: 999 years from 1 January 1996

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

Ground Rent: £0

N.B. The sellers intend selling their share of the freehold interest in the whole building as part of this transaction

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.