

CAMBORNE AVENUE, EALING



£495,000

A rare opportunity to acquire this freehold property offering style, flexibility and exceptional potential in a highly sought-after Northfields location. This beautifully presented conversion apartment occupies the ground floor of a handsome Edwardian property, blending contemporary living with period charm. The bright, stylish interior centres on a generous open-plan living, dining and kitchen area, filled with natural light and opening onto a landscaped private rear garden, ideal for relaxing and entertaining. A spacious double bedroom and modern shower room complete the accommodation. The ground floor position also provides step-free living and scope to extend (subject to consents). Unusually, the sale includes the freehold of the whole building, providing complete control over management and future development. Combining freehold ownership, private outdoor space and excellent transport links, this is an exceptional opportunity in a most desirable location.

TUFFIN & WREN

Independent Estate Agents



Further Information

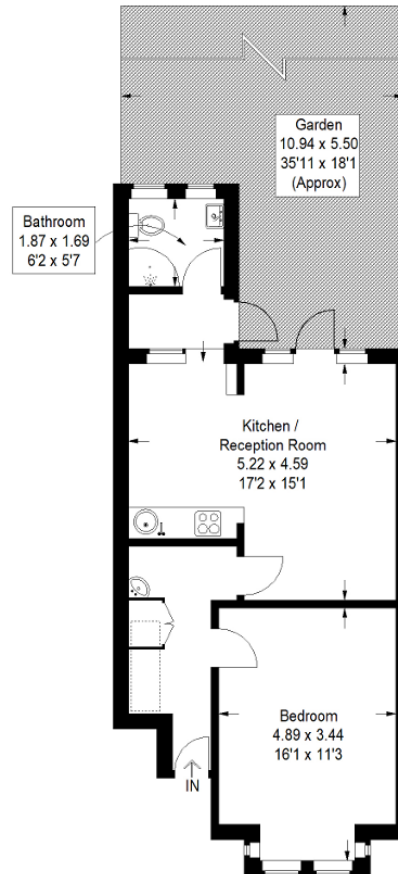
For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

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.


Camborne Avenue

Approximate Gross Internal Area (Excluding Reduced Headroom)
50.3 sq m / 541 sq ft

Reduced Headroom = 1 sq m / 11 sq ft
Total = 51.3 sq m / 552 sq ft



Ground Floor

 = Reduced headroom
below 1.5 m / 5'0"

Although every attempt has been made to ensure accuracy,
all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards. © www.perspective.co.uk

ENERGY PERFORMANCE RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 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.