

## KERRISON ROAD, EALING

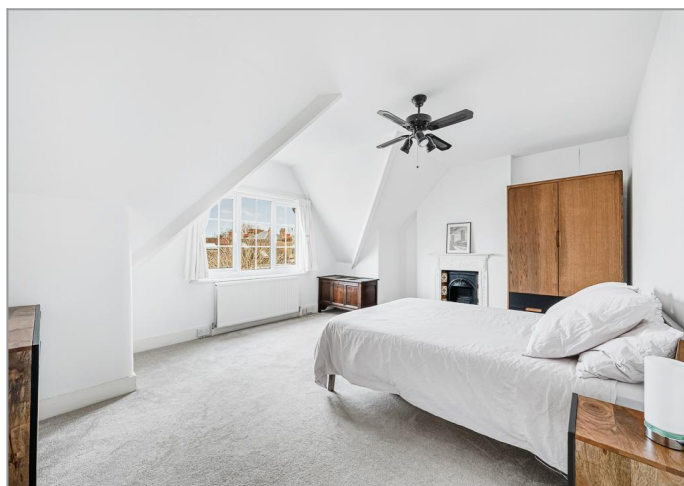


£825,000

Nestled in an enviable locale right in the very heart of Ealing, this stunning split-level maisonette boasts 122sqm of thoughtfully arranged living spaces, immaculately presented throughout and ideal for growing families and couples alike. A private entrance, hall, stairs and landing with convenient access to abundant loft storage set the tone for the sense of space to come. The reception is bright and airy, enjoying superb natural light and especially memorable sunsets. The stylish kitchen is big enough to eat in and then there's the three double bedrooms and a contemporary family bathroom too. Outside a beautiful, sheltered private garden is ideal for summer entertaining or simply relaxing after a busy day. The current owners have even grown their own tomatoes and chillies here, and evenings unwinding with pizza and wine in hand come highly recommended! This exceptional maisonette represents a truly rare blend of space, serenity, and convenience in one of Ealing's most desirable addresses.

# 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.

## Kerrison Road

Approximate Gross Internal Area = 122.0 sq m / 1313 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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## ADDITIONAL INFORMATION

Lease Term: 130 years from 10 July 1989

Ground Rent: £10

Service Charges: £0 (save for any repair obligations detailed in the lease)

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 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.