

SYDNEY ROAD, EALING



£575,000

Tuffin & Wren are delighted to offer for sale this stunning, ground floor apartment, just a stones throw away from stations & surrounding amenities. With it's bright & spacious, stylish interior as well as your own wonderfully private, south-westerly facing landscaped rear garden, this is a truly impressive property that simply must be seen! Much improved by the present owners, the property now boasts large open-plan living/kitchen spaces with sliding/folding doors leading to the private garden & paved patio area, perfect for entertaining and/or alfresco dining. Other notable features include the 2 double bedrooms, a luxuriously appointed bathroom and the quality fittings & finishes used throughout. The property also benefits from no onward chain and is being sold together with a share of the freehold interest.

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.

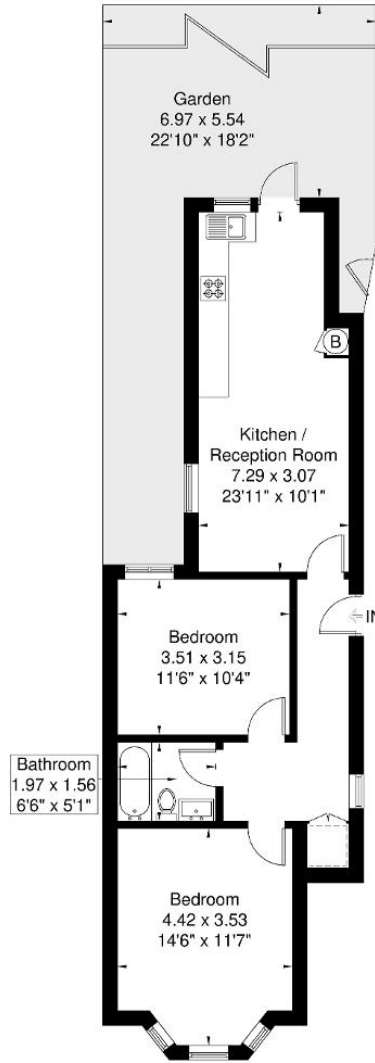
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Sydney Road

Approximate Gross Internal Area = 60.9 sq m / 655 sq ft

Reduced Headroom = 0.7 sq m / 7 sq ft

Total = 61.6 sq m / 662 sq ft



Ground Floor

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: years from

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

Ground Rent: £ rising to £ pa

The current unexpired lease term is XX years however, the seller is also selling a share of freehold interest as part of this transaction and so any purchaser can extend this at their leisure.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 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.