

## CHESHAM TERRACE, EALING

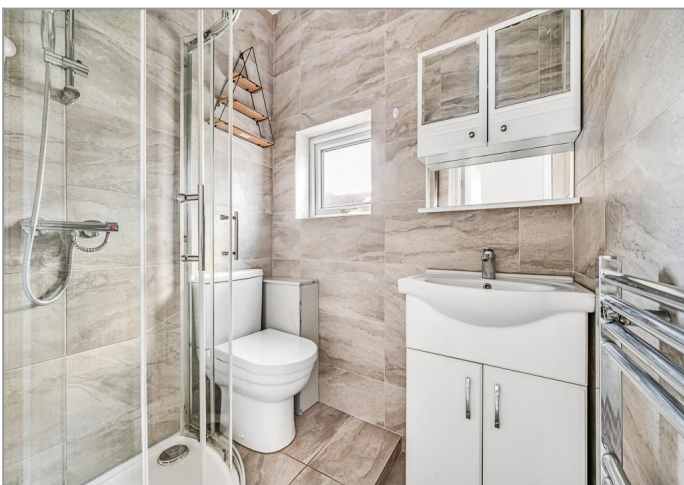
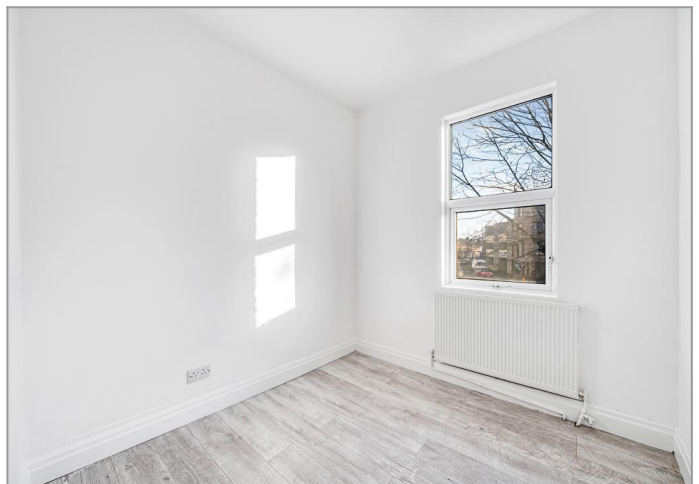
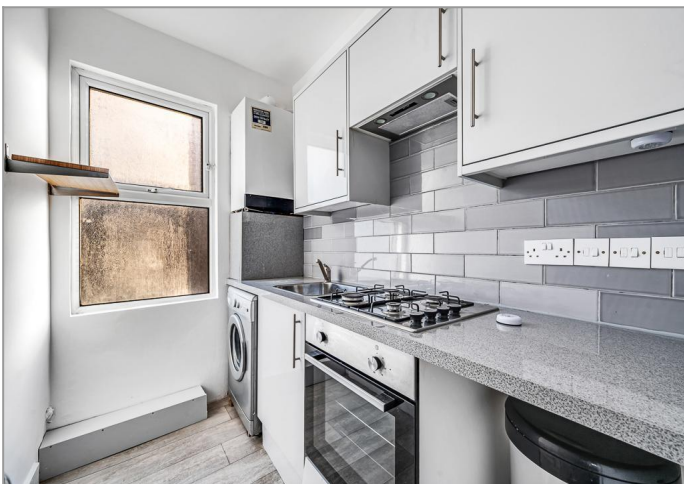


£325,000

Set over the upper floor of a prominent period corner building and literally minutes from West Ealing's Elizabeth line station, this spacious, modern apartment boasts newly-refurbished, contemporary living spaces in the very heart of Ealing. The redecorated interior features a large, bright open-plan living/dining room and a superb fully-fitted kitchen too. There's a small double bedroom and a very stylish, fully-tiled shower room, all accessed from the central landing. Other benefits include your own entrance, stairs and landing with the potential to extend up into the loft space (subject to the usual consents of course), a share in the freehold interest and is now vacant and therefore, offered for sale with no onward chain.

# 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.

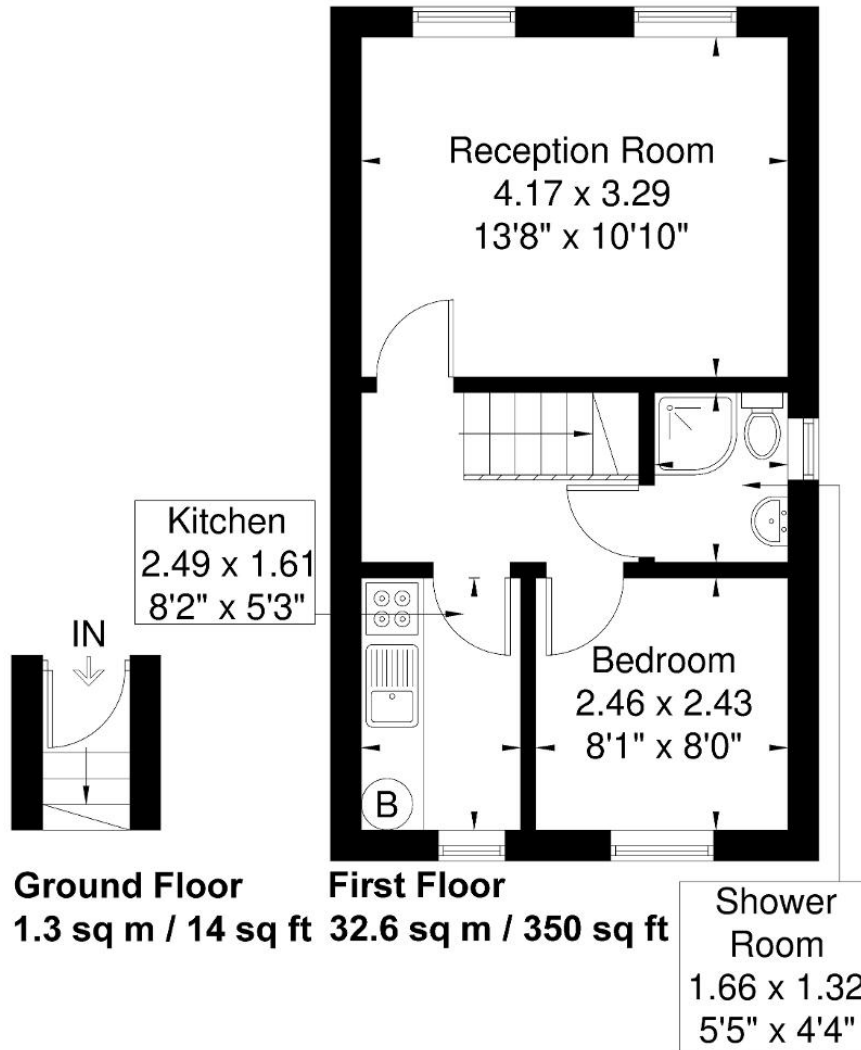
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## Chesham Terrace

Approximate Gross Internal Area = 33.9 sq m / 364 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

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Lease Term: 99 Years from 15 March 2005

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

Ground Rent: £tbc rising to £tbc pa

## ENERGY PERFORMANCE RATING

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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>	58 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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.