

BELSIZE AVENUE, EALING

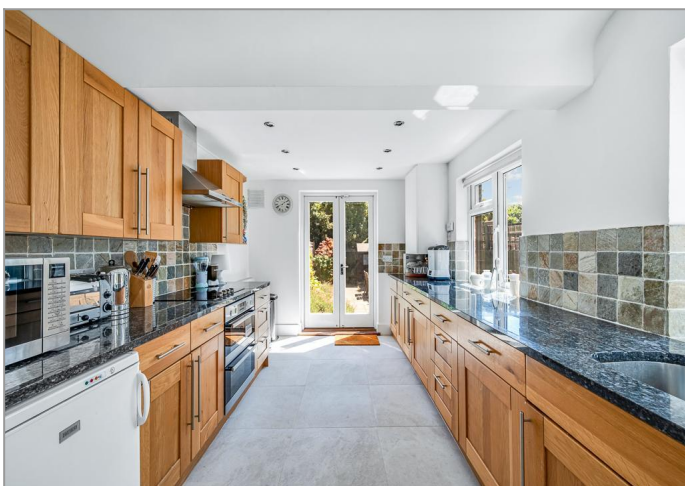


£875,000

Handsome Edwardian family home situated in this most convenient of locations and extended & modernised to an exceptionally high standard. The property now boasts beautifully presented living accommodation that, whilst contemporary in many respects, still retains much of the charm and character of the original building. Features include; a principal bedroom with Juliette balcony and luxurious en-suite shower room, 2 further bedrooms, two separate reception rooms, as well as a stunning integrated kitchen/breakfast room. Other benefits include the stylish family bathroom, a delightful southerly facing garden and the original features & period detailing that remain.

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.

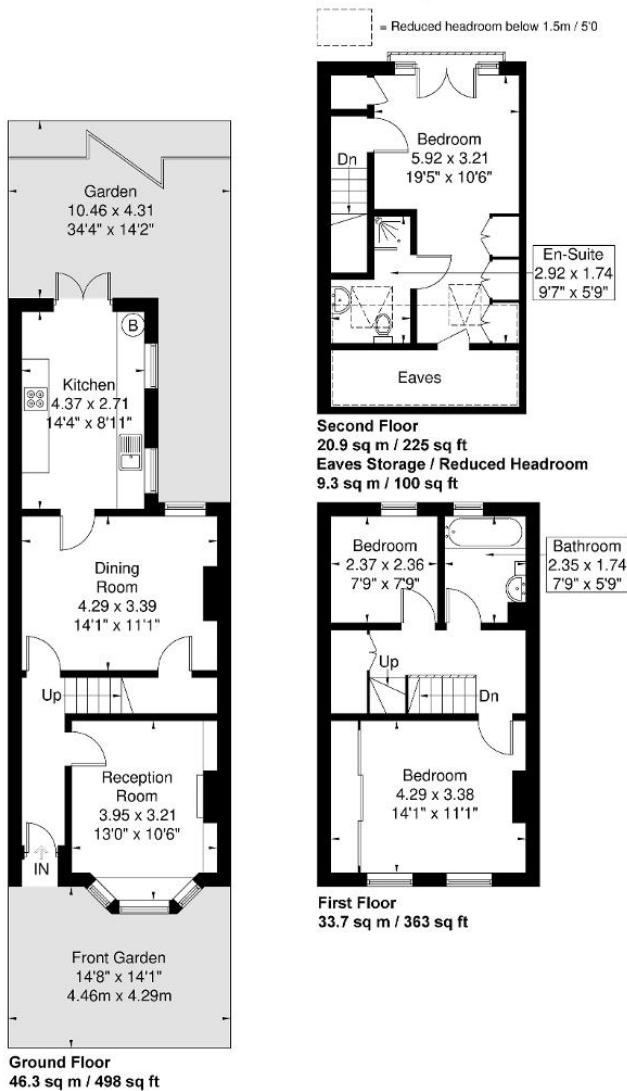
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Belsize Avenue

Approximate Gross Internal Area = 100.9 sq m / 1086 sq ft

Eaves Storage / Reduced Headroom = 9.3 sq m / 100 sq ft

Total = 110.2 sq m / 1186 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 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.