

## KINGSLEY AVENUE, EALING

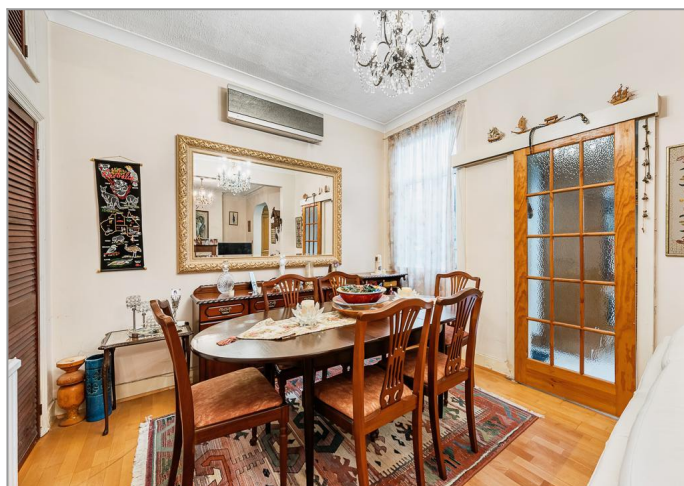


£1,149,995

Tuffin & Wren are delighted to offer this substantial Edwardian semi-detached family residence, situated in a desirable and super convenient 'leafy' enclave, minutes from many amenities. Extended to the rear, the property now boasts exceptionally spacious, generously proportioned and stylishly presented living accommodation that, whilst contemporary in many respects, still retains much of the charm and character of the original building. The property features a welcoming, room-sized entrance hall, a separate more formal reception room and four good-sized bedrooms. Then there's the open-plan living/dining rooms, a modern fitted kitchen/diner and a separate utility room. Other benefits include the superb first-floor shower room, handy downstairs cloakroom and a sun-trap, south-westerly-facing rear garden too.

# TUFFIN & WREN

*Independent Estate Agents*



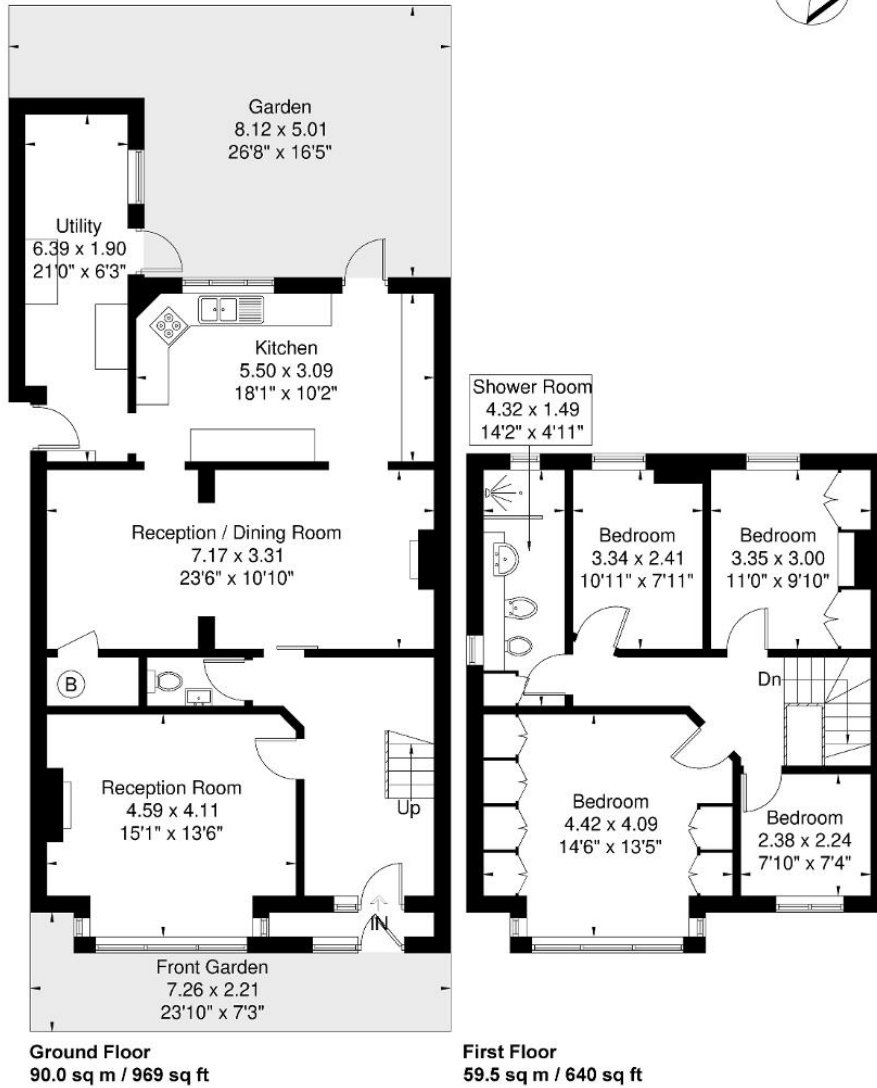
## Further Information

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.

## Kingsley Avenue

Approximate Gross Internal Area = 149.5 sq m / 1609 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	52 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.