

CAMBORNE AVENUE, EALING

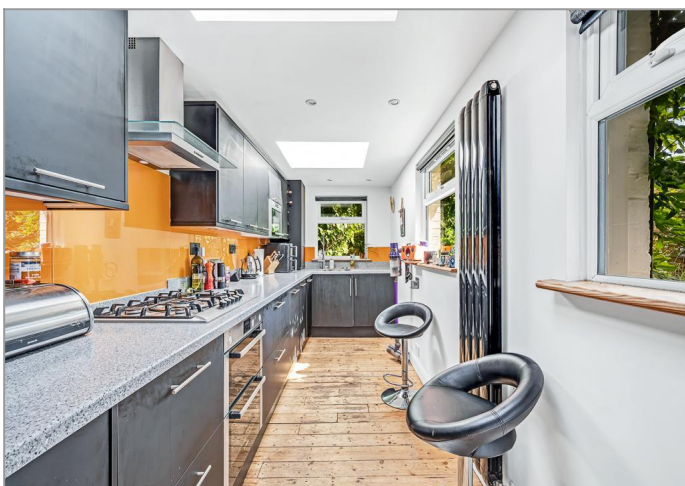


£1,095,000

Set on the sunny side of this sought-after residential road just moments from picturesque Lammas Park, this handsome Edwardian house combines period character with a considered contemporary approach. A wealth of original features and period detailing sit comfortably alongside more recent interventions, creating a series of elegant, well-proportioned spaces. The principal bedroom occupies the top floor and features a contemporary en-suite shower room and Juliet balcony, while three further bedrooms are arranged across the first floor, served by a modern family bathroom. The ground floor provides two generous reception rooms, a stylish fitted kitchen and separate breakfast room, offering a versatile arrangement for both everyday family life and entertaining. Outside, the leafy southerly-facing garden provides a secluded retreat, while the exceptional setting places Northfields' cafés, shops, schools, transport links and parks all close at hand.

TUFFIN & WREN

Independent Estate Agents



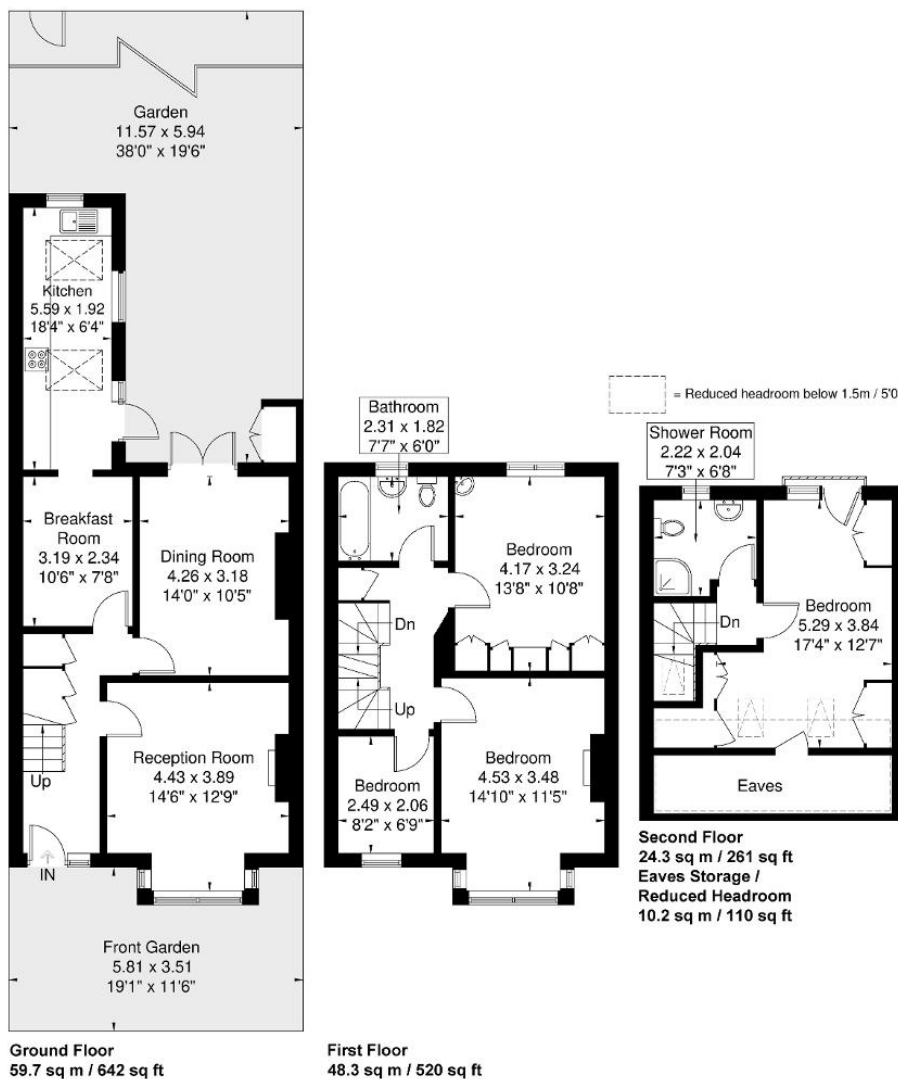
Further Information

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.

Camborne Avenue

Approximate Gross Internal Area = 132.3 sq m / 1424 sq ft
Eaves Storage / Reduced Headroom = 10.2 sq m / 110 sq ft
Total = 142.5 sq m / 1534 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		80 C
55-68	D	68 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.