

## RADBOURNE AVENUE, EALING

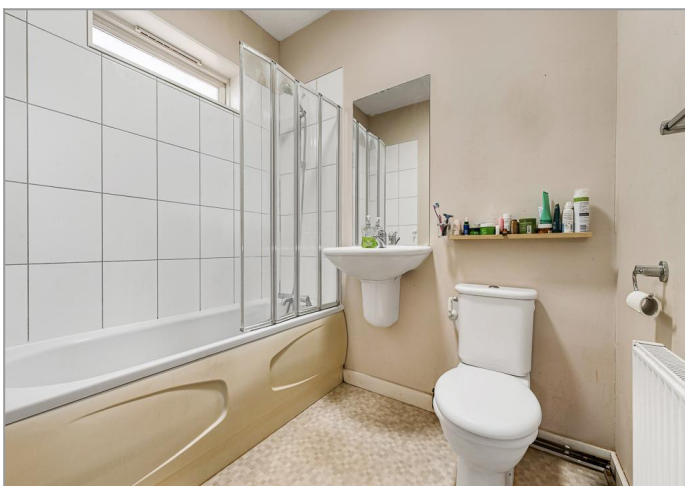


£375,000

Tuffin & Wren are proud to offer to the market this bright and spacious ground floor period conversion apartment, ideally situated just minutes from the tube stations and an excellent range of shops, cafés and local amenities. Well presented throughout, the accommodation comprises a generous reception room, a large double bedroom with fitted wardrobes, a stylish modern kitchen and a bright conservatory opening onto the private rear garden. The property further benefits from its own front garden, together with a substantial lean-to providing excellent storage. With a share in the freehold interest, this would make an ideal first-time purchase or investment in a highly convenient location and so, early viewing is highly recommended.

# TUFFIN & WREN

*Independent Estate Agents*



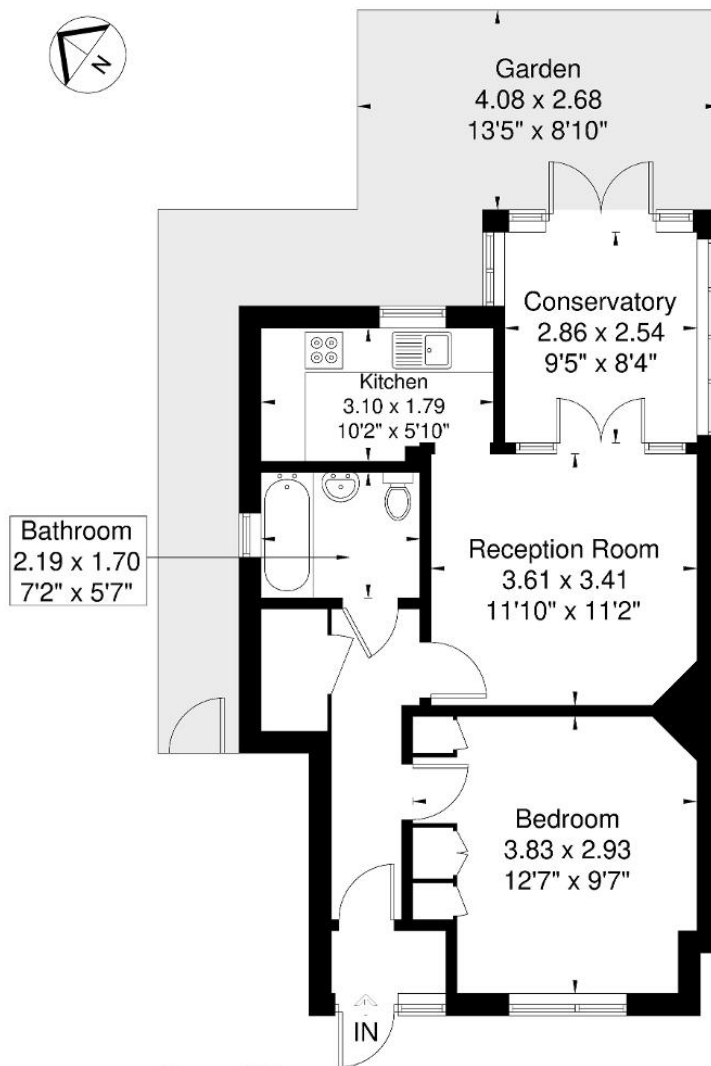
## Further Information

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.

## Radbourne Avenue

Approximate Gross Internal Area = 52.9 sq m / 569 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: 125 years from 29 September 1984

Service Charge: £0 (save for any repair obligations detailed in the lease)

Ground Rent: £600 rising to £240 pa

N.B. The vendor is selling their share of the freehold interest in the whole building as part of this transaction

## ENERGY PERFORMANCE RATING

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             |             |
| 69-80 | <b>C</b>      |             | 76 <b>C</b> |
| 55-68 | <b>D</b>      | 66 <b>D</b> |             |
| 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.