

## SHERBORNE GARDENS, EALING

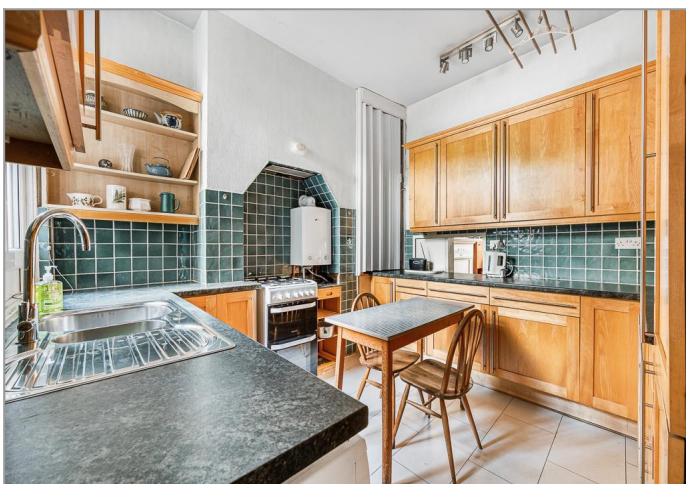
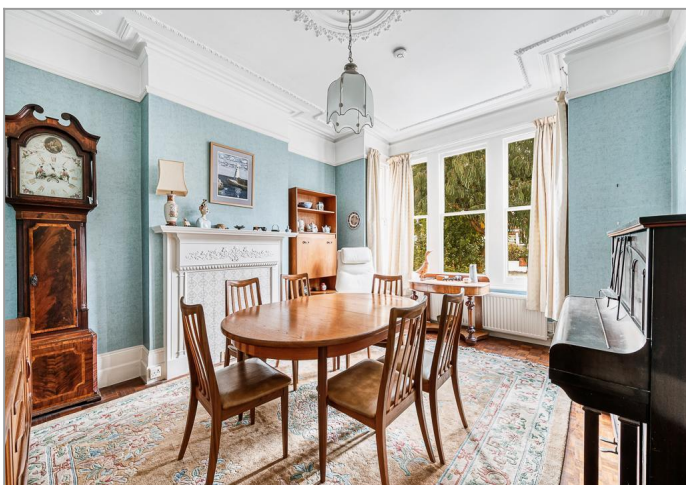


£1,250,000

Set in an idyllic spot on a quiet, sought after street and behind a leafy front garden, Tuffin & Wren are privileged to offer for sale this most impressive Edwardian family home. Featuring a wealth of original period detailing within the house, it has also been extended and remodelled to provide nearly 2000 sq ft of wonderfully bright, generously proportioned living spaces that simply ooze personality and charm! The property is now vacant and being sold with the benefit of no onward chain. A delightfully secluded garden & driveway complete the picture.

# TUFFIN & WREN

*Independent Estate Agents*



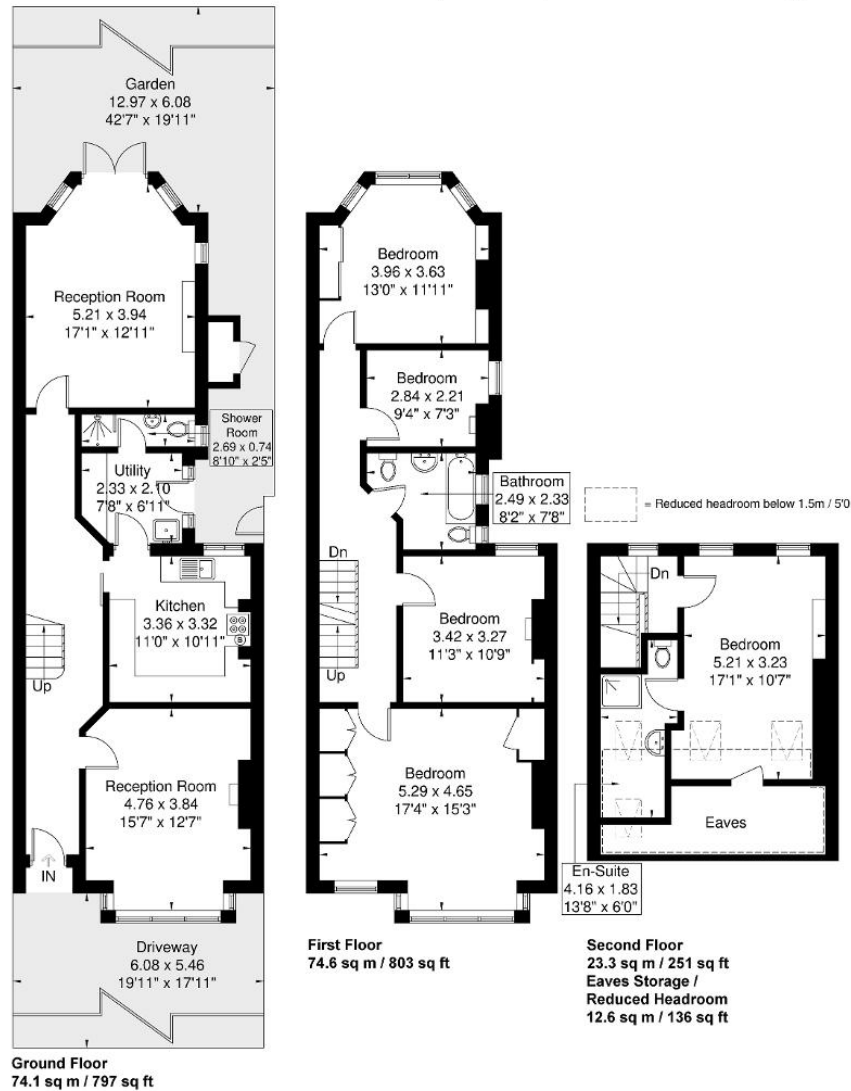
## Further Information

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.

## Sherborne Gardens

Approximate Gross Internal Area = 172.0 sq m / 1851 sq ft  
 Eaves Storage / Reduced Headroom = 12.6 sq m / 136 sq ft  
 Total = 184.6 sq m / 1987 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.

© www.perspective.co.uk

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 <b>C</b>
55-68	<b>D</b>	59 <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.