

LITTLE EALING LANE, EALING

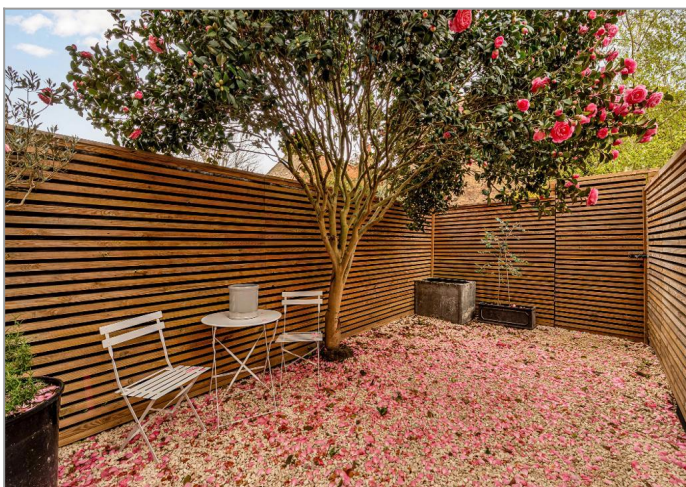


£939,950

A beautifully presented 'split-level' apartment set over the upper floors of a conveniently located period building. This unique 'lifestyle' property boasts nearly 1500 sqft of flexible, house-like living spaces that feature a large open-plan living/kitchen/dining room, a double bedroom (or extra reception/study etc) and a luxurious shower room on the lower floor, with two further double bedrooms, a study/fourth bedroom and a stylish bath and shower room on the upper level. The property is also being sold with direct access to its own section of landscaped garden, a share of the freehold interest and with no onward chain!

TUFFIN & WREN

Independent Estate Agents



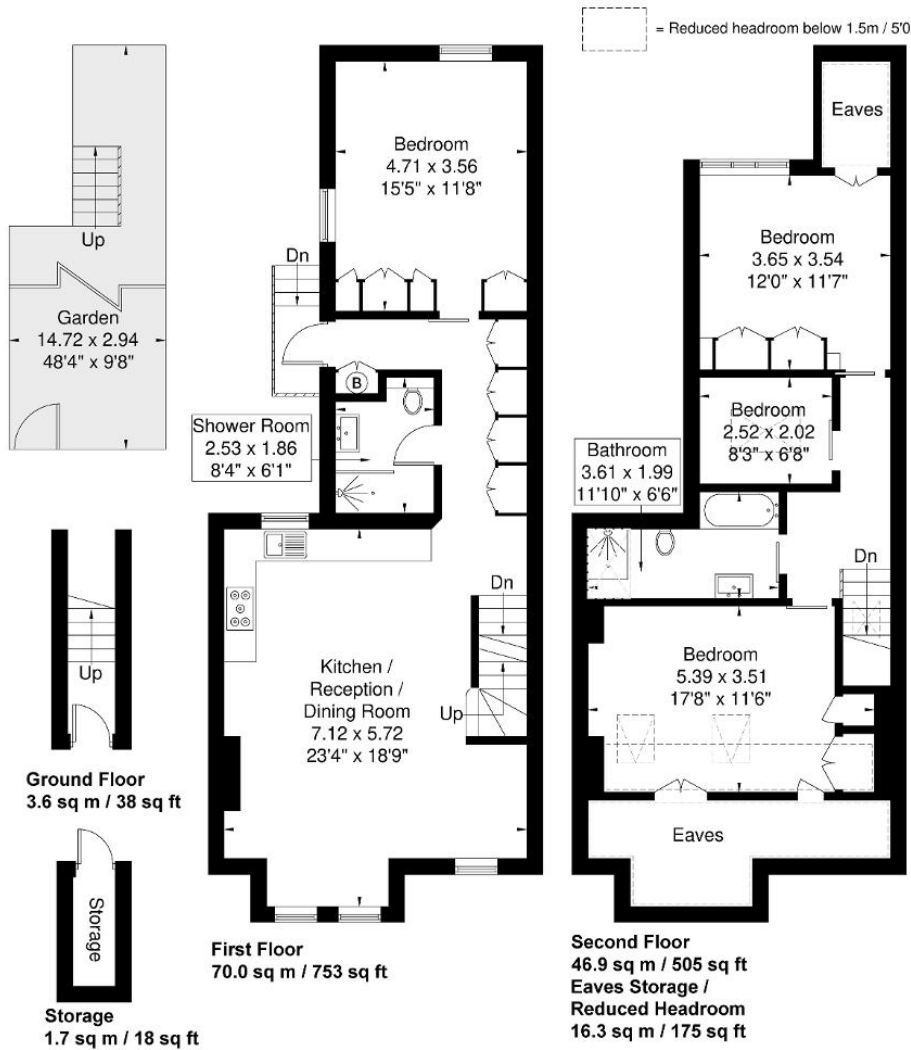
Further Information

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.

Little Ealing Lane

Approximate Gross Internal Area = 120.5 sq m / 1297 sq ft
 Eaves Storage / Reduced Headroom = 16.3 sq m / 175 sq ft
 Storage = 1.7 sq m / 18 sq ft
 Total = 138.5 sq m / 1490 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |