

## LITTLE EALING LANE, EALING

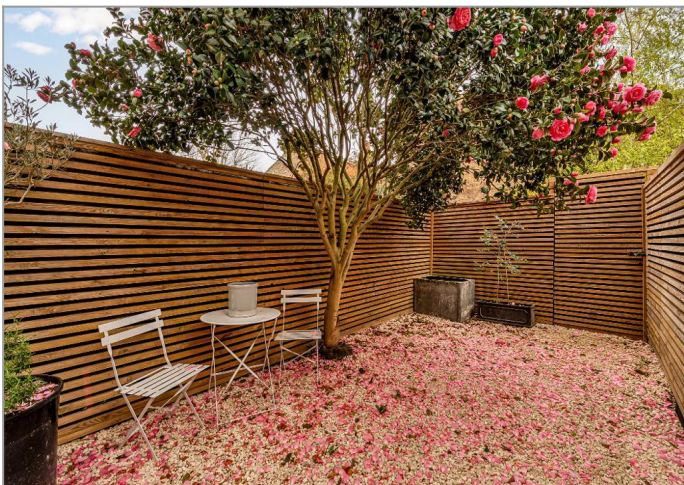


£899,950

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*



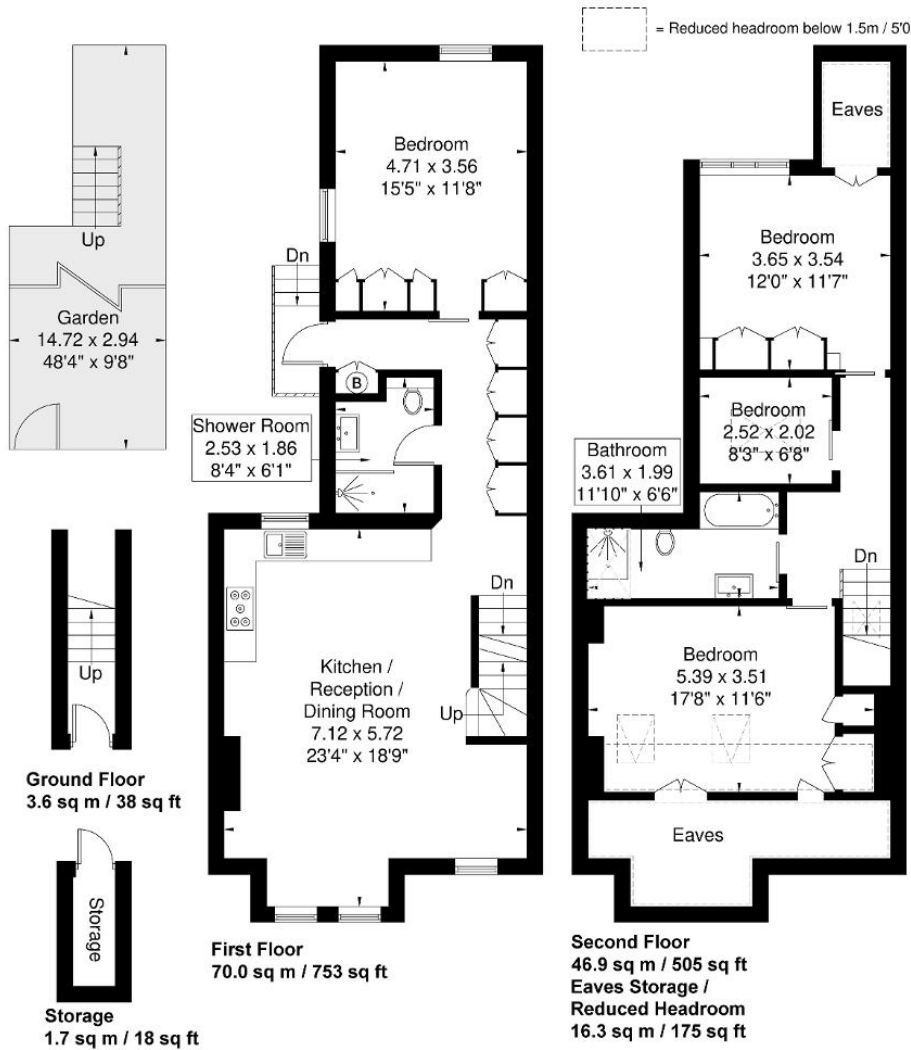
## Further Information

For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](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.

## 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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## ADDITIONAL INFORMATION

Lease Term: years from

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

Ground Rent: £0 rising to £0 pa

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

## ENERGY PERFORMANCE RATING

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		

## 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.