

## WINDERMERE ROAD, EALING

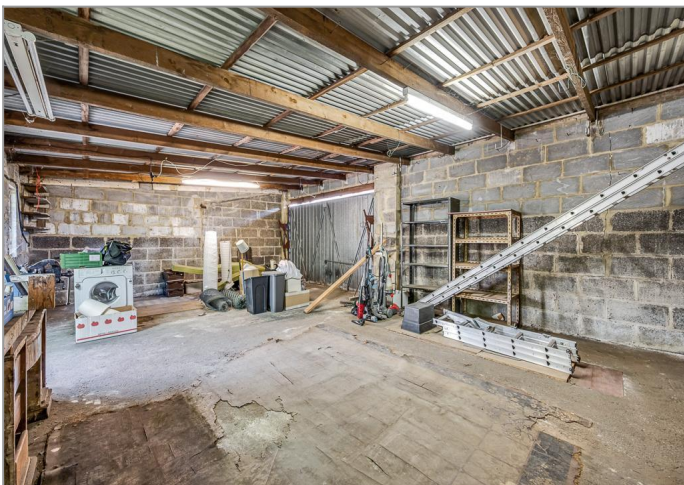


£1,200,000

Set in an idyllic position on one of the area's most sought-after residential streets, this handsome Edwardian halls-adjoining semi-detached home is moments from local shops, restaurants, parks, schools and Piccadilly Line stations. Its period credentials are immediately apparent, with lofty ceilings, original features and a wonderfully generous entrance hall setting the tone. Four well-proportioned bedrooms and three separate reception rooms provide substantial existing accommodation, while the potential to extend into the garden and spacious loft, subject to the necessary consents, offers considerable scope to add value and create something truly special. Now vacant and offered with no onward chain, the property also benefits from a sunny south-facing garden and a substantial double garage. Put simply; it's a compelling blank canvas for the discerning purchaser seeking to create a larger, bespoke family residence of genuine scale and character in an exceptional Ealing setting.

# 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).

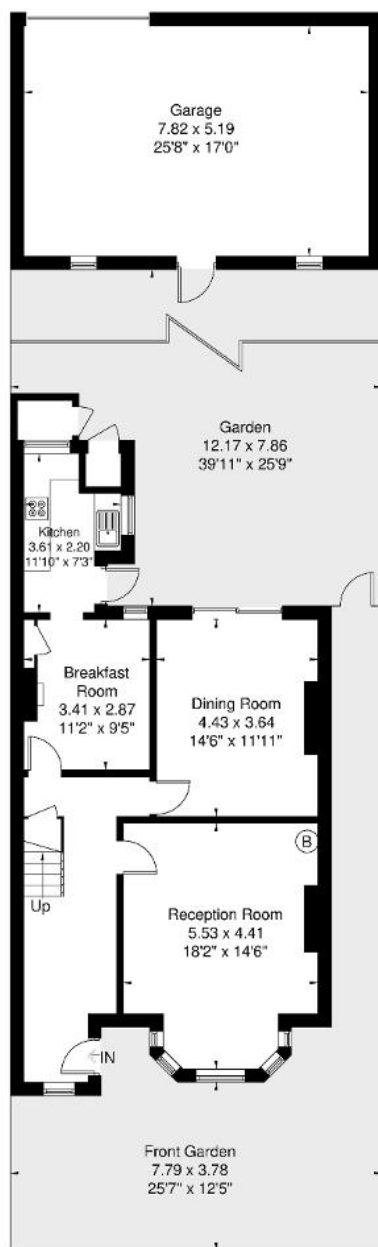
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Windermere Road

Approximate Gross Internal Area = 137.9 sq m / 1484 sq ft

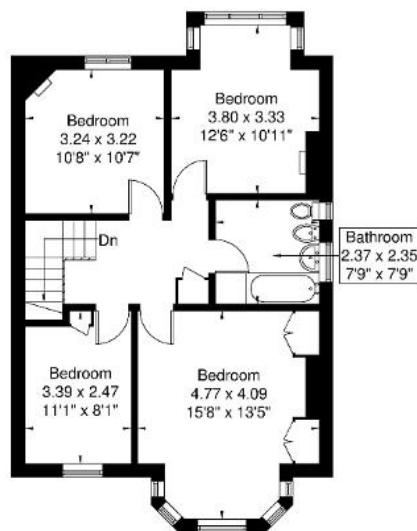
Garage = 41.3 sq m / 444 sq ft

Total = 179.8 sq m / 1928 sq ft



Ground Floor  
72.4 sq m / 779 sq ft

Garage  
41.3 sq m / 444 sq ft



First Floor  
65.5 sq m / 705 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>84 B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      | <b>38 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.