

COLDERSHAW ROAD, EALING

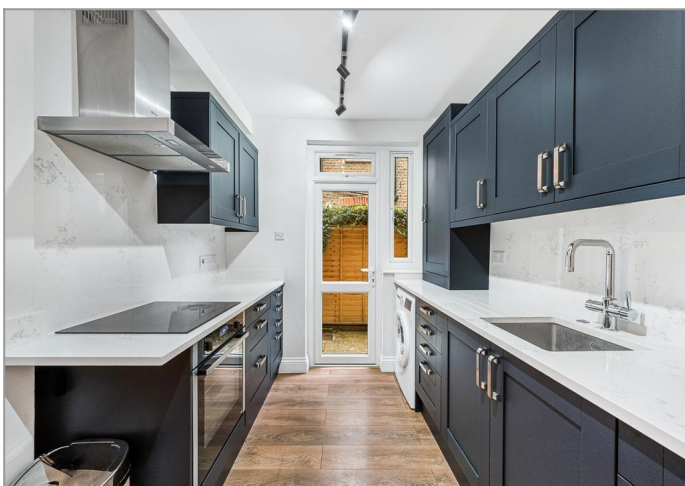


£525,000

Tuffin & Wren are delighted to present this beautifully appointed apartment, occupying the ground floor of a handsome and conveniently located period building. Extensively remodelled and refurbished by the present owners, this exceptional lifestyle property offers bright, spacious and versatile accommodation, featuring a large, separate reception room, stylish integrated kitchen and breakfast area, two well-proportioned double bedrooms and a superbly appointed shower room. The impressive interiors are complemented by equally appealing outside space, with a generous south-westerly facing garden and patio providing an idyllic setting for relaxing, working from home or entertaining. Further benefits include your own front garden, a 999-year lease and a share of the freehold interest in the building, making this a truly distinctive home that seamlessly combines contemporary design, period proportions and enviable outdoor space.

TUFFIN & WREN

Independent Estate Agents



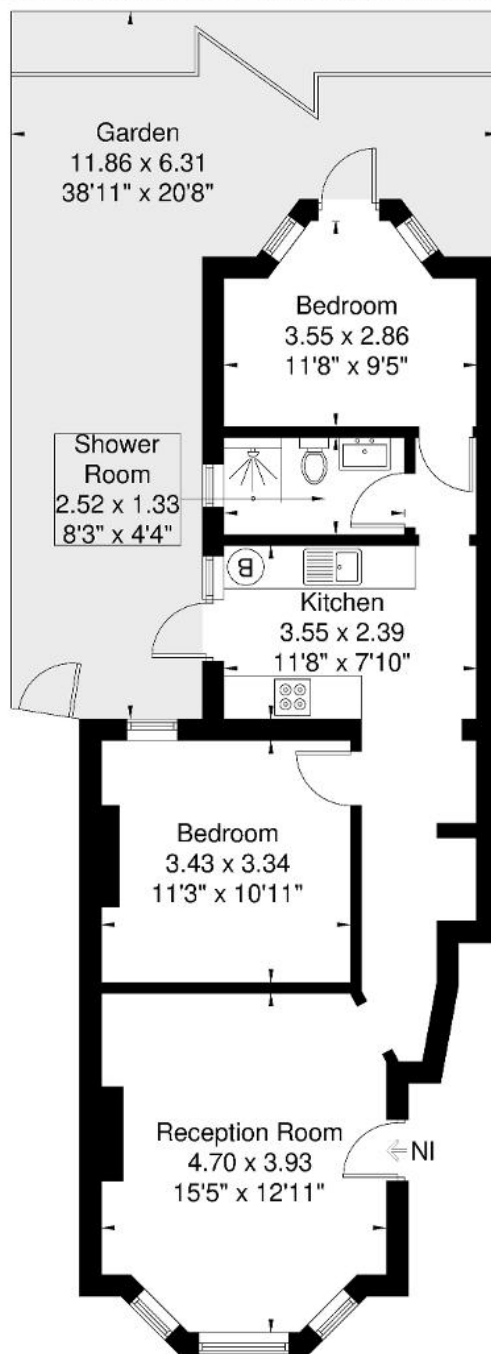
Further Information

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.

Coldershaw Road

Approximate Gross Internal Area = 60.5 sq m / 651 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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ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Leasehold Information

Lease Term: 99 years from 29 September 1986

Ground Rent: £50 rising to £150 and additional rent

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

N.B. The current unexpired lease term is 59 years however, the seller is granting a new 999 years lease, as well as their share of the freehold interest in the whole building as part of this transaction

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.