

FELIX ROAD, EALING

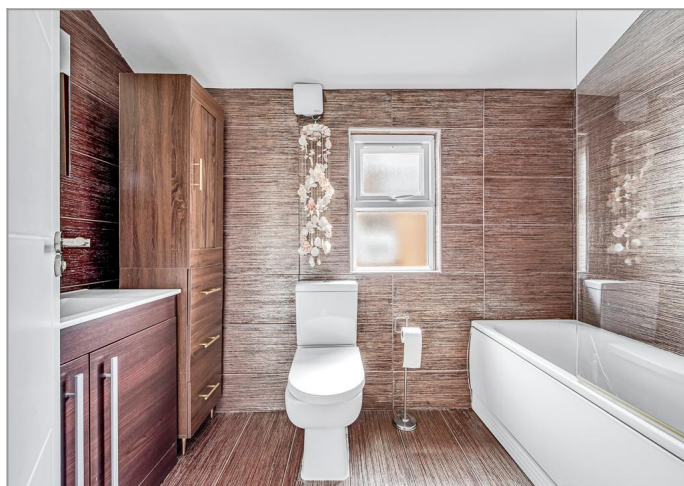
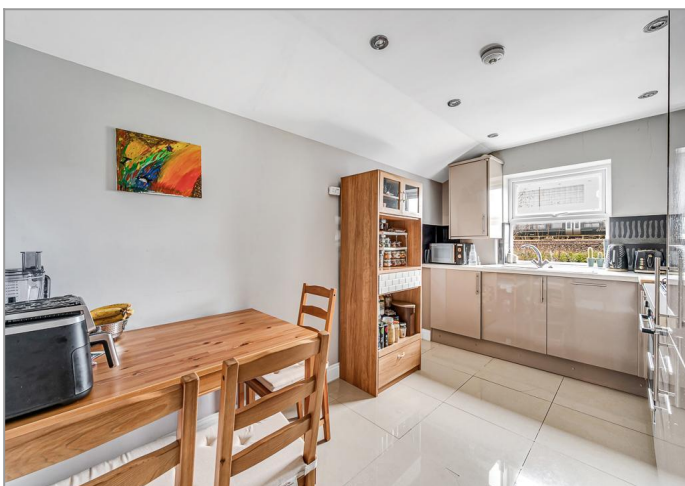
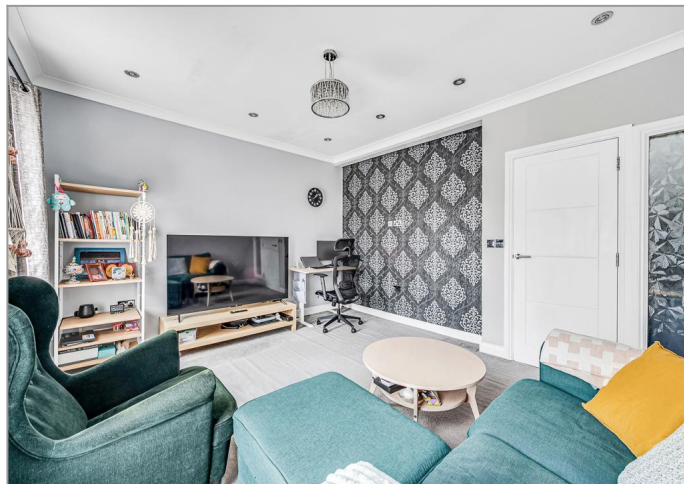


£450,000

Situated in a popular and highly convenient location, this stylish split-level apartment occupies the upper floors of a handsome period building within easy reach of West Ealing Broadway and Elizabeth line station, with its fast connections into central London, Heathrow and beyond. Arranged over two storeys, the property offers 900 sqft of bright and spacious, contemporary accommodation that includes a generous reception room and a well-appointed integrated kitchen/breakfast room designed for both everyday use and entertaining. There are two double bedrooms, including a principal room with en-suite shower, in addition to a separate fully-tiled main bathroom. The property further benefits from its long 999 year lease, a share in the freehold interest and no onward chain.

TUFFIN & WREN

Independent Estate Agents



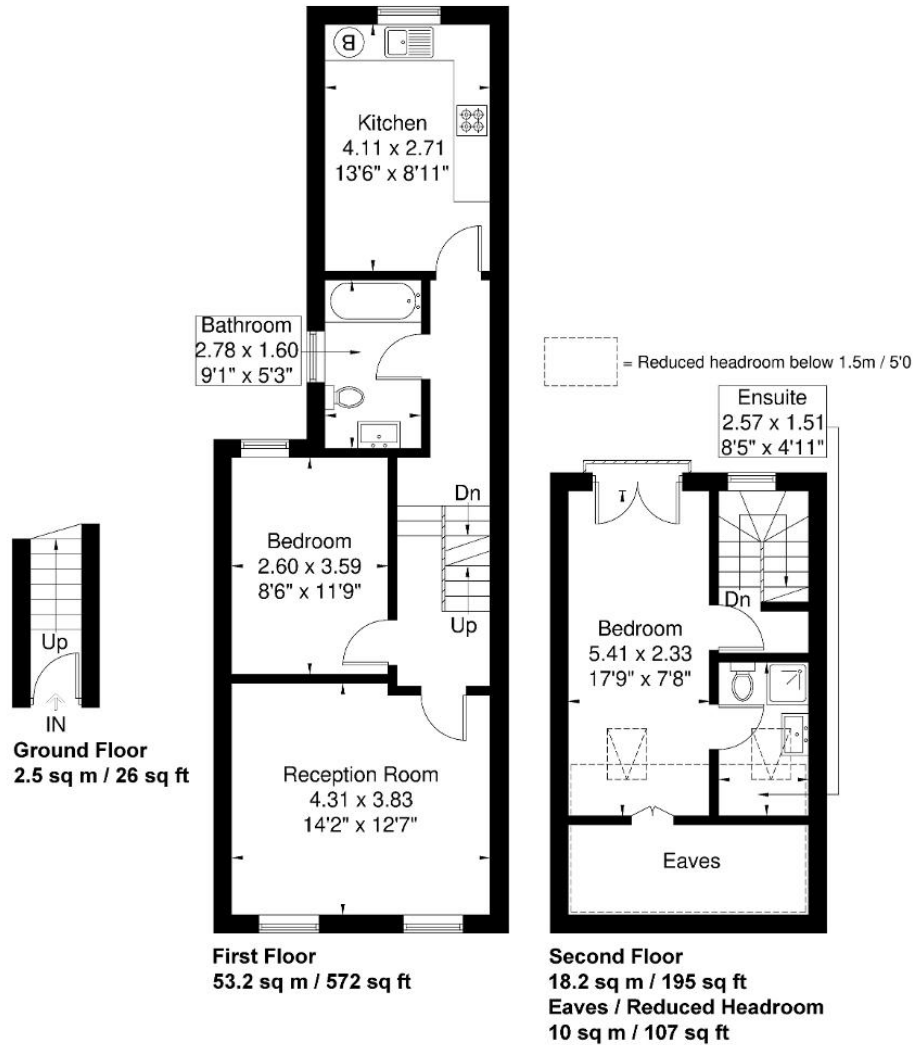
Further Information

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.

Felix Road

Approximate Gross Internal Area = 73.9 sq m / 793 sq ft
 Eaves / Reduced Headroom = 10 sq m / 107 sq ft
 Total = 83.9 sq m / 900 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: 999 years from 2 December 2015 to 1 December 2014

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

Ground Rent: £0 pa

N.B. The seller will be selling their share in the freehold interest of the whole building as part of this transaction

ENERGY PERFORMANCE RATING

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 79 C | 79 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.