

ALTENBURG AVENUE, EALING

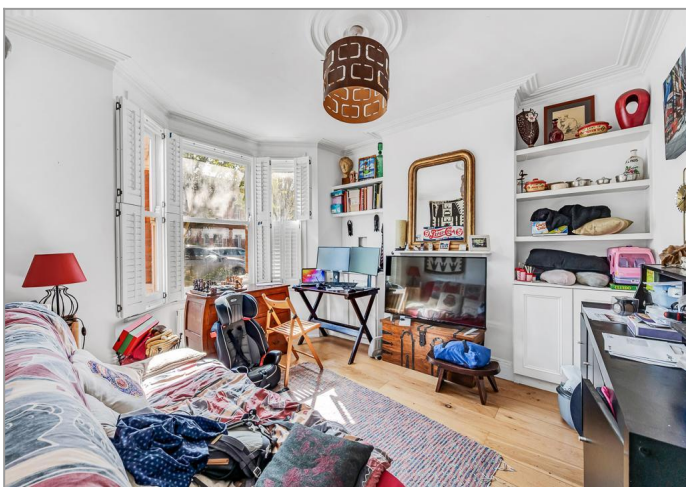


£899,950

Situated in this desirable location in the very heart of Northfields and just minutes from shops, restaurants, parks, schools and train stations, Tuffin & Wren are privileged to offer this handsome Edwardian family home for sale. Sympathetically extended and remodelled, the property now boasts exceptionally light and spacious, contemporary styled living accommodation set over its three storeys. Features include; a wonderful open-plan kitchen/dining/living room with stylish integrated units and appliances, a principal bedroom suite complete with en-suite shower room, two further double bedrooms and a separate reception room. Other benefits include the modern first floor family bathroom, a generous westerly facing rear garden and being sold with no onward chain. Do not miss this rare opportunity - book a viewing today and make this period gem your own!

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.

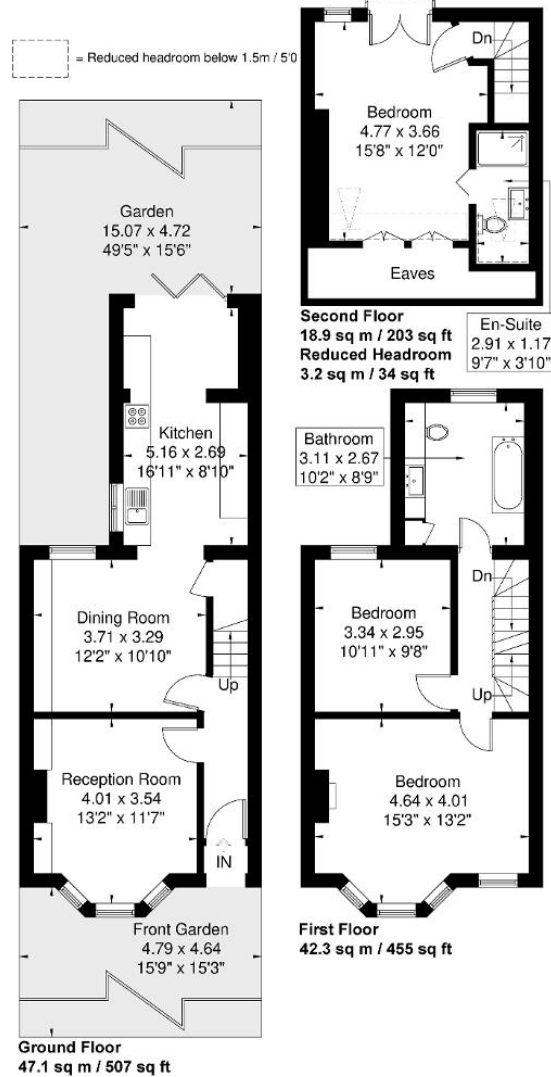
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Altenburg Avenue

Approximate Gross Internal Area = 108.3 sq m / 1165 sq ft

Reduced Headroom = 3.2 sq m / 34 sq ft

Total = 111.5 sq m / 1199 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+	A		
81-91	B		
69-80	C		75 C
55-68	D	59 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.