

YORK ROAD, EALING



£785,000

Situated in this desirable, prime Northfields location just minutes from shops, restaurants, parks, schools and two Piccadilly Line tube stations, Tuffin & Wren are privileged to offer for sale a handsome period family residence. This fine Edwardian terrace property retains many of its original features & detailing and whilst undoubtedly requiring some modernisation, it does offer the discerning purchaser an increasingly rare opportunity to extend and refurbish a property to their own specification. The accommodation briefly comprises; 2 separate reception rooms and kitchen on the ground floor with 3 bedrooms and family bathroom on the upper floor. The property further benefits from a generous rear garden and is expected to attract much interest at this competitive price!

TUFFIN & WREN

Independent Estate Agents

Front Reception Room



Rear Reception Room



Fitted Kitchen



Principal Bedroom



Generous Rear Garden



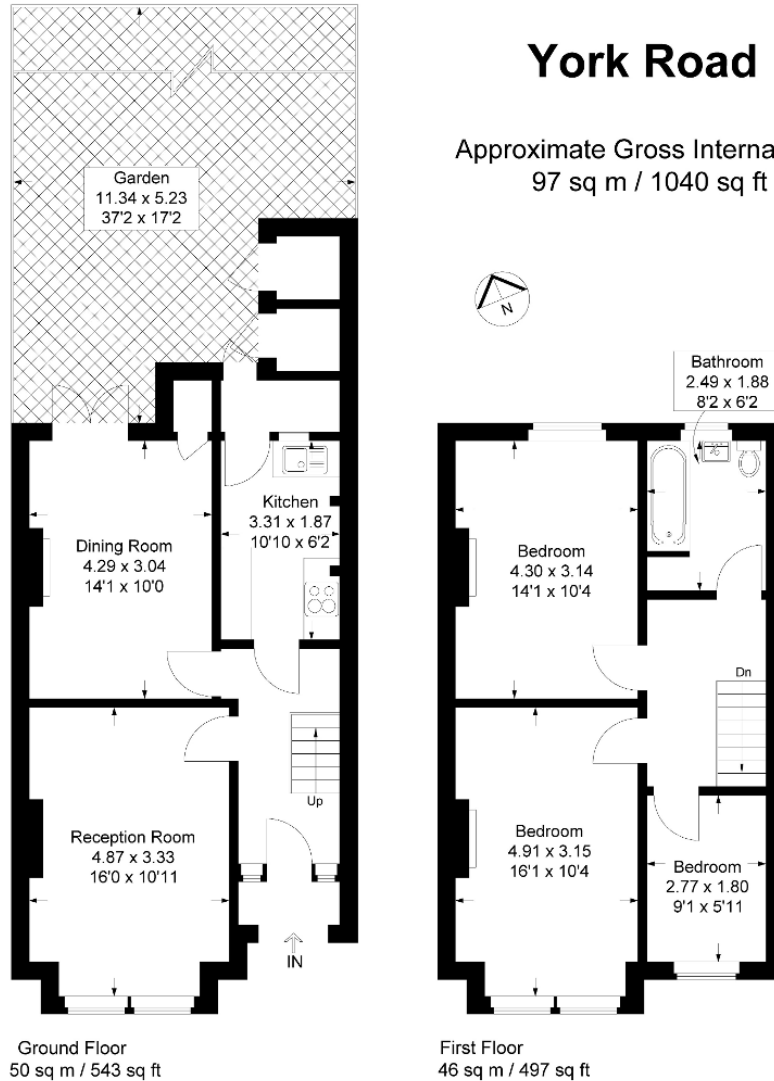
Further Information

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.

York Road

Approximate Gross Internal Area
97 sq m / 1040 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		