

NORTHCROFT ROAD, EALING



£385,000

Tuffin & Wren are delighted to offer this superb 'garden flat' situated in a very convenient location, moments from all Northfields' many amenities. Set over the ground floor of an appealing period terrace, the property boasts a generous reception room that's 'open plan' with the stylish fitted kitchen, a generous double bedroom and a modern fully-tiled bathroom. The property further benefits from having direct access to its own south-westerly facing private rear garden, a share of the freehold interest and is offered for sale with no onward chain!

The accommodation (with approximate measurements) comprises:

EXTERIOR

Own Rear Garden

South-Westerly aspect with mature shrubs borders, garden shed, pedestrian rear access.

ADDITIONAL INFORMATION

Lease Term: 997 with a Share Of Freehold

Ground Rent: None to Pay

Annual Service Charges: None to pay

Sinking Fund: None to pay

Council Tax Band: C

The property is vacant and therefore, sold with no onward chain.

ENERGY PERFORMANCE RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

TUFFIN & WREN

Independent Estate Agents

Open-Plan Living/Dining/Kitchen Spaces



Modern Fitted Kitchen Area



Generous Double Bedroom



Fully-Tiled Bathroom



Own South-Westerly Facing 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.

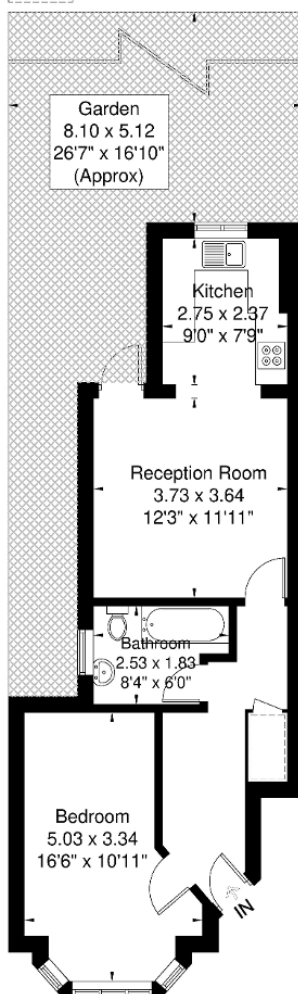
Northcroft Road

Approximate Gross Internal Area = 47.2 sq m / 508 sq ft

Reduced Headroom = 1 sq m / 10 sq ft

Total = 48.2 sq m / 518 sq ft

 = Reduced headroom below 1.5m / 5'0"



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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