

ST AIDANS COURT, ST AIDANS ROAD, EALING



£450,000

Stunning 'split-level' apartment set over two floors of this desirable church conversion, just moments from Northfields many amenities. This unique property boasts an 'upside down' arrangement with entrance hallway, double bedroom and a luxurious bathroom on the first floor with stairs leading up to the spacious & contemporary living/kitchen areas on the upper level. The property also benefits from allocated off street parking, an entryphone security system, as well as a wealth of architectural features & detailing from the original building - it simply must be seen to be fully appreciated!

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.


St Aidans Court

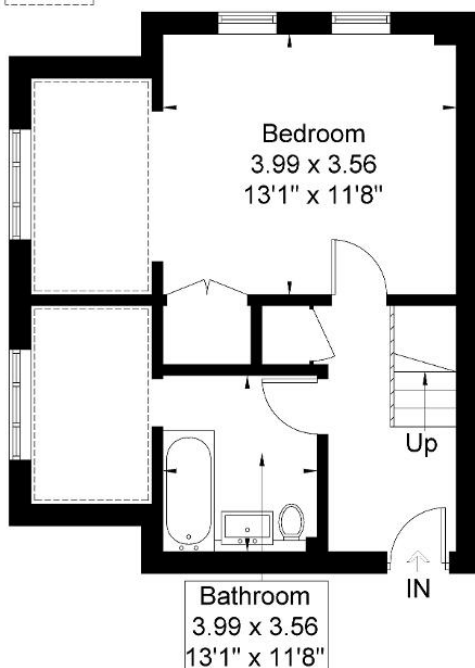
Approximate Gross Internal Area = 54.1 sq m / 582 sq ft

Reduced Headroom = 13.3 sq m / 143 sq ft

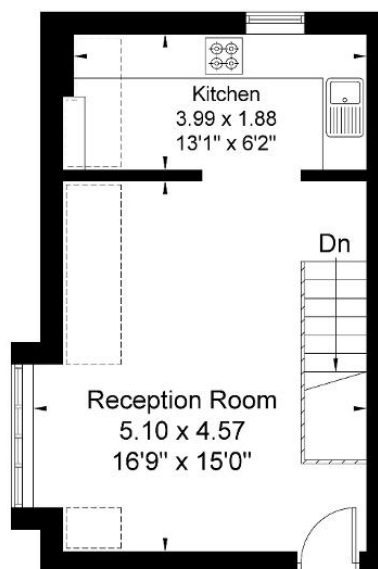
Total = 67.4 sq m / 725 sq ft



 = Reduced headroom below 1.5m / 5'0



First Floor
28.2 sq m / 303 sq ft
Reduced Headroom
9.2 sq m / 99 sq ft



Second Floor
25.9 sq m / 278 sq ft
Reduced Headroom
4.1 sq m / 15 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 Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	73
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		71	75
		EU Directive 2002/91/EC	