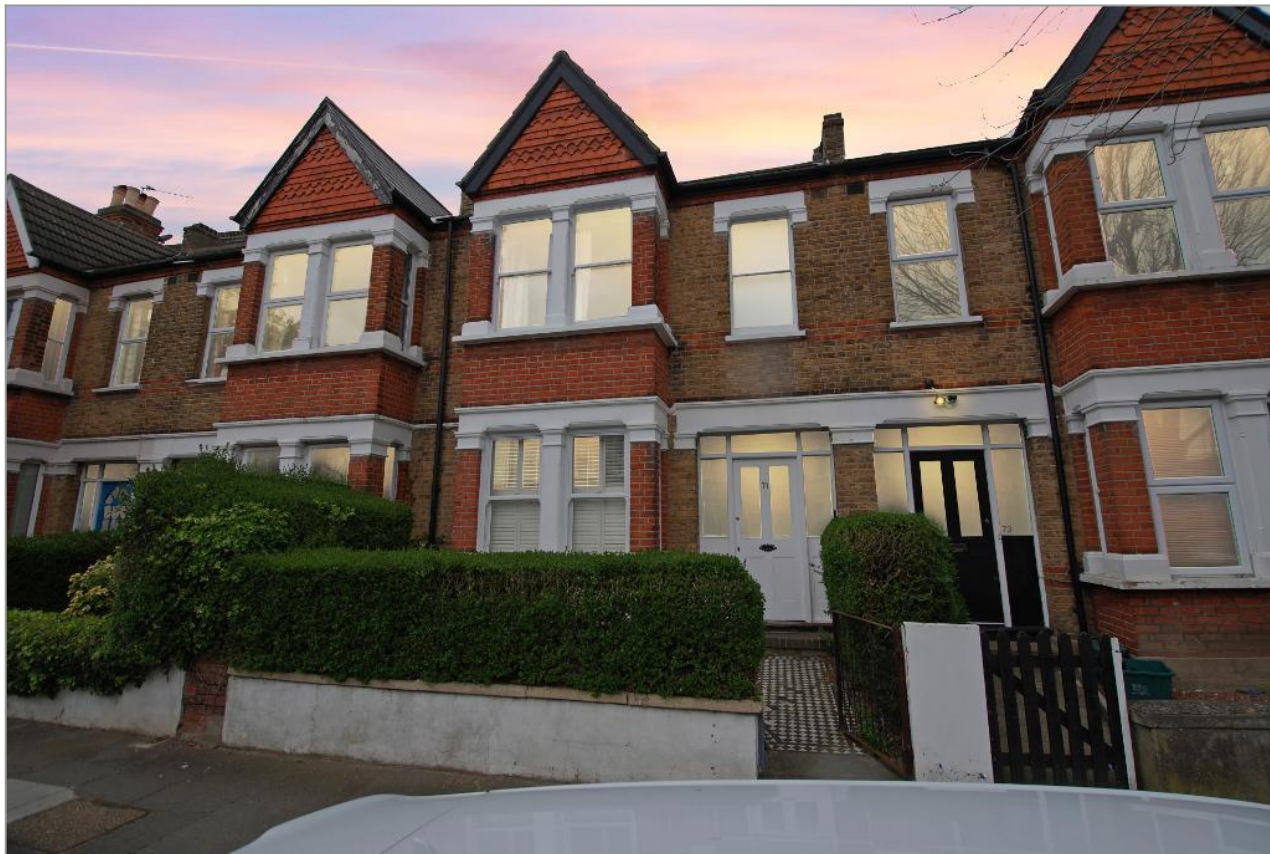


SEAFORD ROAD, EALING

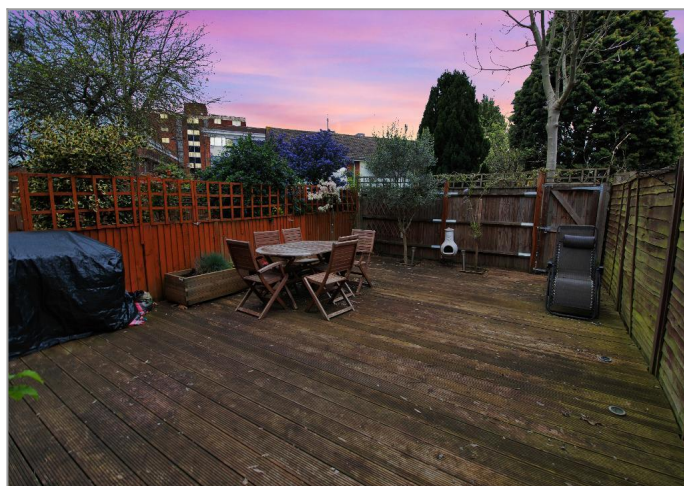


£450,000

Tuffin & Wren are delighted to offer this beautifully presented 'garden flat' boasting flexible, contemporary living spaces over the ground floor of a handsome and conveniently located period property. Features include 1 or 2 double bedrooms with either 2 or 1 reception rooms and a modern fitted kitchen open-plan with the rearmost reception room. Further benefits include the stylish fitted bathroom the many original features & period detailing that remain and direct access to its own, delightful garden.

TUFFIN & WREN

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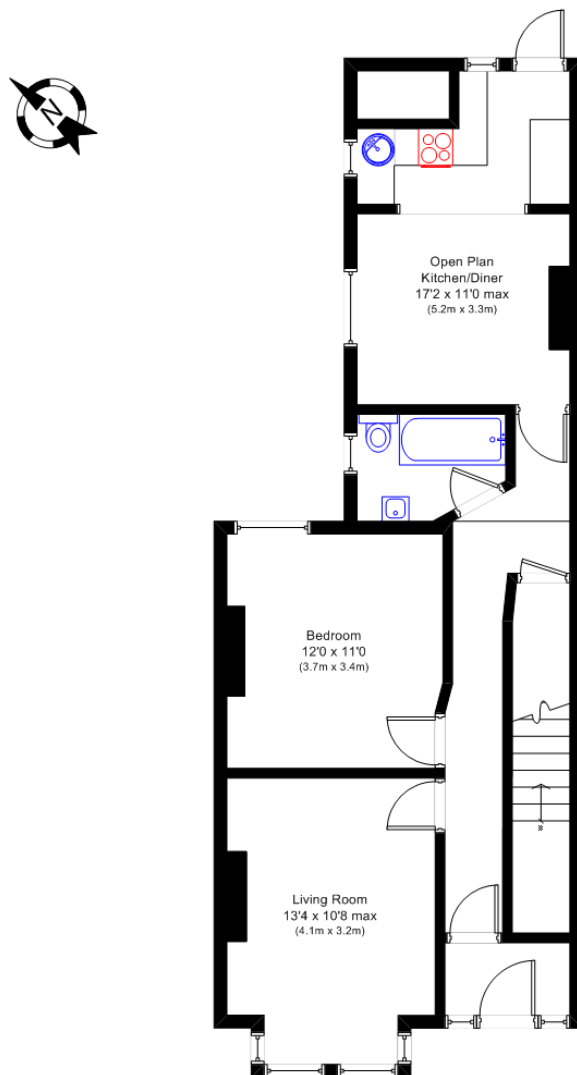
Further Information

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.

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Ground Floor

Seaford Road, Ealing W13

N.B. Not to Scale
(for illustration purposes only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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	61	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	