

## KERRISON ROAD, EALING



£699,950

Situated in this exceptionally desirable & most convenient of locations, Tuffin & Wren are privileged to offer for sale this large purpose-built apartment set over the first floor of a large period building. Boasting direct access to a balcony and its own South-Westerly facing rear garden, the property also features a spacious and flexible interior that includes; 2 generous reception rooms, 3 bedrooms, a stylish modern kitchen and bathroom. Other benefits include its own entrance and the many original features and period detailing that remain.



# TUFFIN & WREN

*Independent Estate Agents*

**Living Room**



**Dining Room**



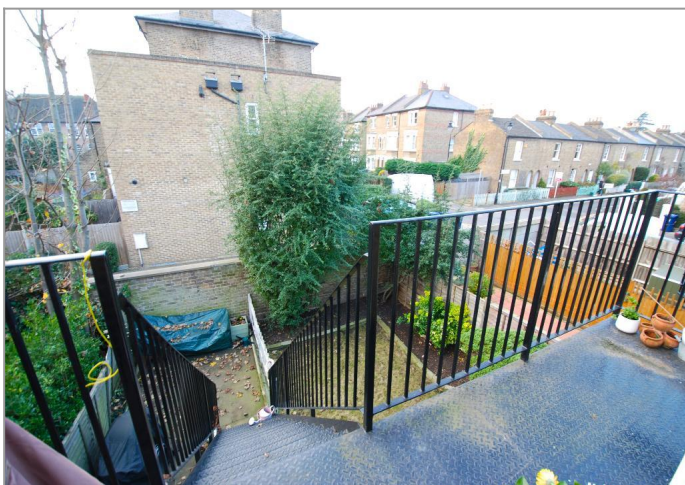
**Stylish Fitted Kitchen**



**Master Bedroom**



**Balcony & Access to Own Garden**



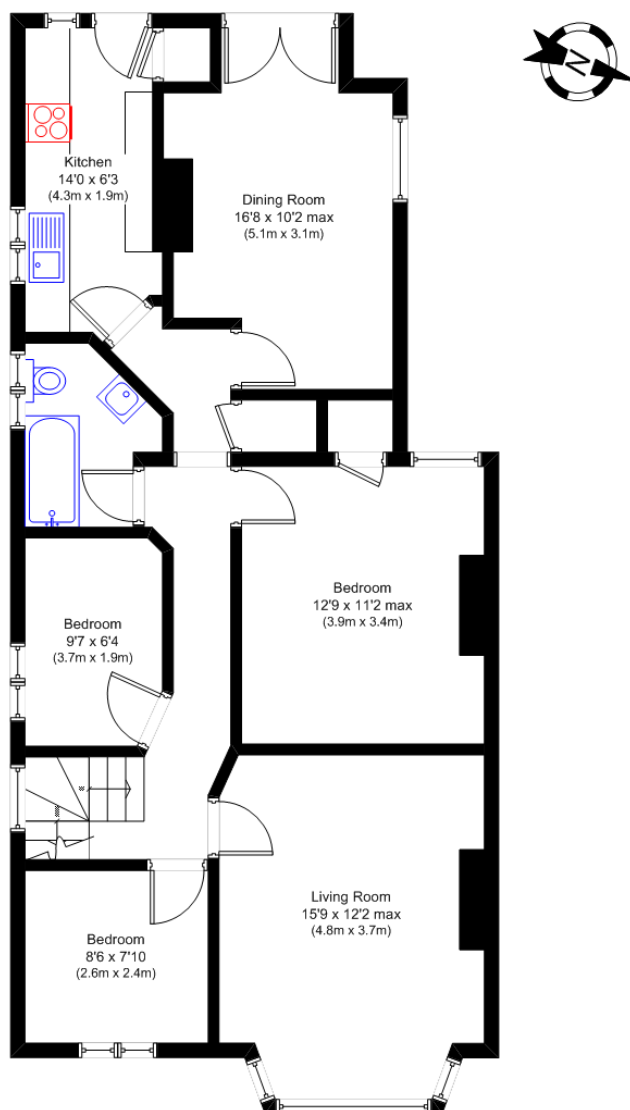
## Further Information

For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](mailto: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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Independent Estate Agents



First Floor

Kerrison Road, Ealing W5

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		
(39-54)	E	52	59
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	52
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	