

## MAYFIELD AVENUE, EALING



£1,200,000

Tuffin & Wren are delighted to offer for sale this exceptionally spacious period home situated in a desirable, prime Northfields location just minutes from shops, restaurants, parks, schools and train stations. The property has been comprehensively extended and remodelled, but also boasts larger than usual accommodation over the upper floors, courtesy of the passageway that gives handy rear access to the westerly facing garden and (self-contained) studio/gym & WC. Other notable features include 5 double bedrooms, a very large 'open plan' living/kitchen/dining room with a stylish fitted kitchen area and a generous and separate reception room. The property further benefits from a newly-installed bathroom, 2 shower rooms, utility/laundry room, handy study/office space and downstairs cloakroom/WC.



# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

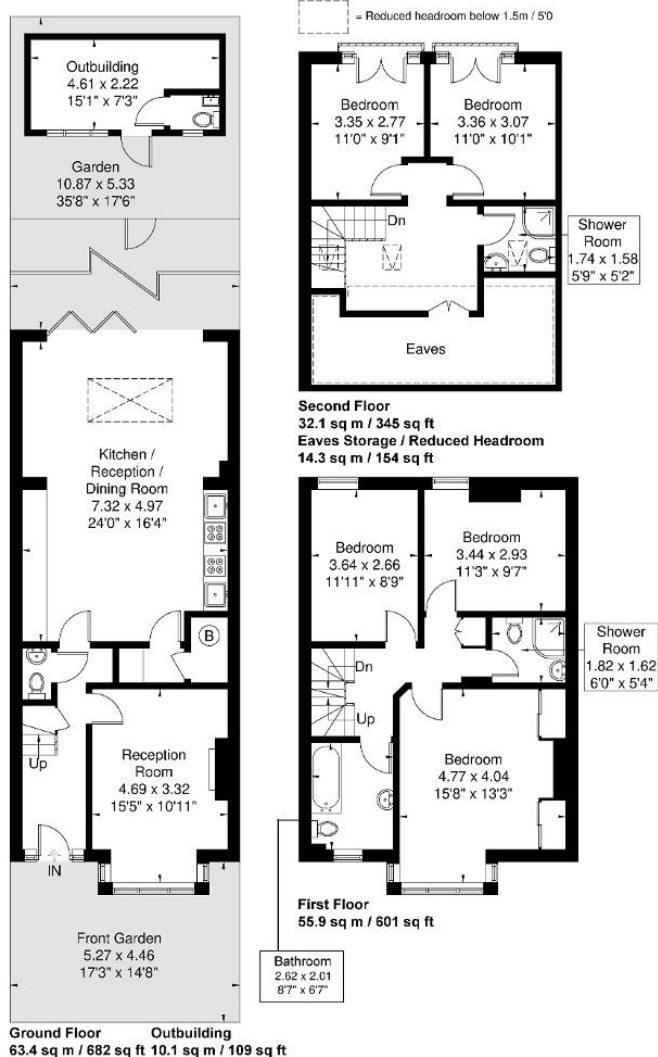
For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.



## Mayfield Avenue

Approximate Gross Internal Area = 151.4 sq m / 1629 sq ft  
 Eaves Storage / Reduced Headroom = 14.3 sq m / 154 sq ft  
 Outbuilding = 10.1 sq m / 109 sq ft  
 Total = 175.8 sq m / 1892 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		