

RIDLEY AVENUE, EALING



£599,950

Tuffin & Wren are delighted to offer for sale a charming Victorian cottage style terrace, situated in this very popular & most convenient of locations, besides St Pauls in Northfields. The property features an extended, well-presented interior that boasts two natural double bedrooms, two separate reception rooms and a modern fitted kitchen. Further benefits include the stylish downstairs shower room, a separate WC on the upper floor and a delightful Southerly facing paved 'town' garden.

TUFFIN & WREN

Independent Estate Agents

Front Reception Room



Rear Reception Room



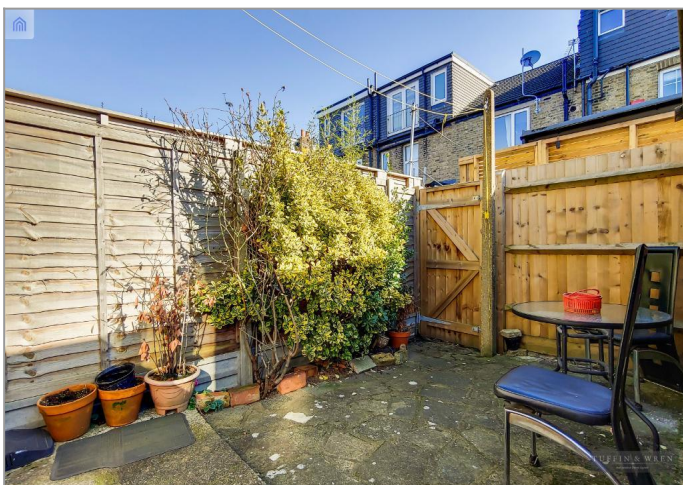
Modern Fitted Kitchen



Stylish Shower Room



Southerly 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.

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Ridley Avenue, W13

CAPTURE DATE 27/02/2021 LASER SCAN POINTS 2,957,902

GROSS INTERNAL AREA

68.81 sqm / 740.66 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
68.81 sqm / 740.66 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
61.33 sqm / 660.15 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.38 sqm / 4.09 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 66.27 sqm / 713.32 sqft
IPMS 3C RESIDENTIAL 62.18 sqm / 669.30 sqft

SPEC ID: 6033c43f8758210db0bda4e

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		