

## ALTENBURG AVENUE, EALING



£975,000

Situated in this most desirable location just minutes from shops, restaurants, parks, schools and tube stations, Tuffin & Wren are privileged to offer this stunning Edwardian terrace property. Sympathetically and comprehensively extended and refurbished to the highest specification, the property now boasts exceptionally light and spacious, contemporary styled living accommodation set over its three storeys. At its very heart, is a wonderful 350+ sqft open-plan kitchen/dining/living room complete with stylish integrated units & appliances and sliding/folding doors leading to the generous, landscaped, westerly facing garden. Other notable features include a principal bedroom suite complete with very stylish shower room & 'Juliette' balcony, two further bedrooms, a separate reception room, the luxurious first floor family bath & shower room and a very handy downstairs cloakroom/WC.



# TUFFIN & WREN

*Independent Estate Agents*



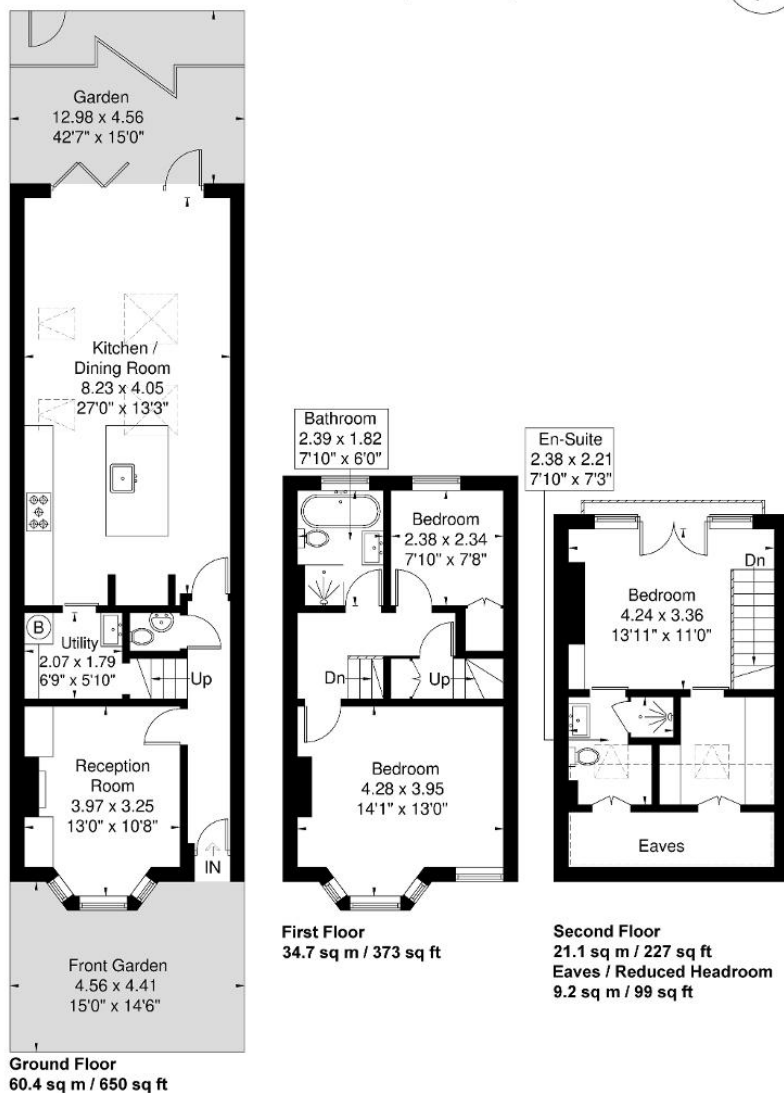
## Further Information

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.

## Altenburg Avenue

Approximate Gross Internal Area = 116.2 sq m / 1250 sq ft  
Eaves Storage / Reduced Headroom = 9.2 sq m / 99 sq ft  
Total = 125.4 sq m / 1349 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		86   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		