

LITTLE EALING LANE, EALING



£599,950

Tuffin & Wren are proud to offer to the market, this purpose-built Edwardian maisonette situated in an exceptionally convenient location just minutes from tube stations & surrounding amenities. Behind its own entrance, the high-ceilinged interior is bright and spacious and has been much improved by the present owners to now boast a most generous reception room, a very stylish integrated fitted kitchen and direct access to its own, pretty southerly facing rear garden. The property also features 2 big double bedrooms, a study/3rd bedroom, a simply stunning fully-tiled and luxuriously appointed bathroom and potential to extend into the loft space (subject to the usual consents), a share in the freehold interest and no onward chain!

TUFFIN & WREN

Independent Estate Agents

Generous Reception Room



Very Stylish Integrated Kitchen



Principal Bedroom



Luxurious Bath & Shower Room



Own Southerly Facing Garden



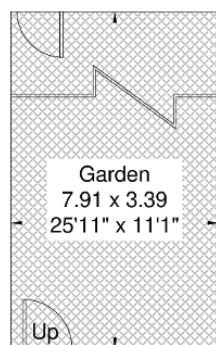
Further Information

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

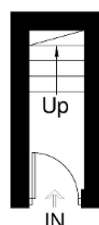
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Little Ealing Lane

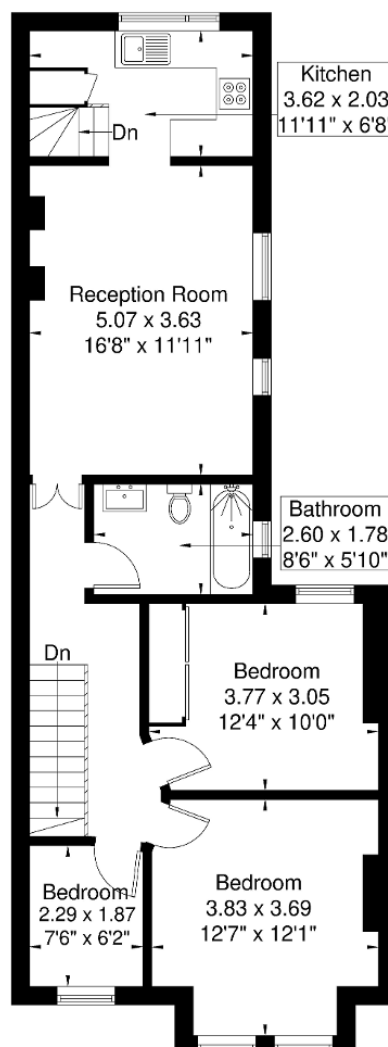
Approximate Gross Internal Area = 74.9 sq m / 804 sq ft



Ground Floor
1 sq m / 10 sq ft



Ground Floor
2.3 sq m / 24 sq ft



First Floor
71.6 sq m / 770 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		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		