

## ADELAIDE ROAD, EALING



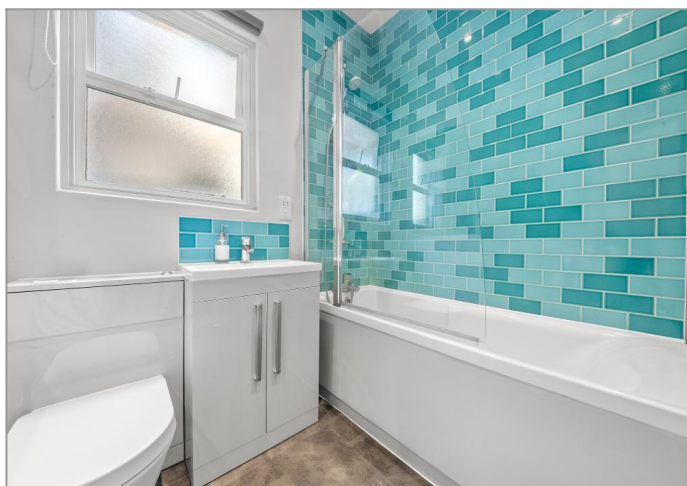
£550,000

Tuffin & Wren are delighted to offer for sale this stunning, ground floor apartment, just a stones throw away from stations & surrounding amenities. With it's bright & spacious, stylish interior as well as your own wonderfully private, landscaped rear garden, this is a truly impressive property that simply must be seen! Much improved by the present owners, the property now boasts large open-plan living/kitchen spaces with sliding/folding doors leading to the private garden & paved patio area, perfect for entertaining and/or alfresco dining. Other notable features include the 2 double bedrooms, a luxuriously appointed bathroom and the quality fittings & finishes used throughout. The property also benefits from no onward chain and is being sold together with a share of the freehold interest.



# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

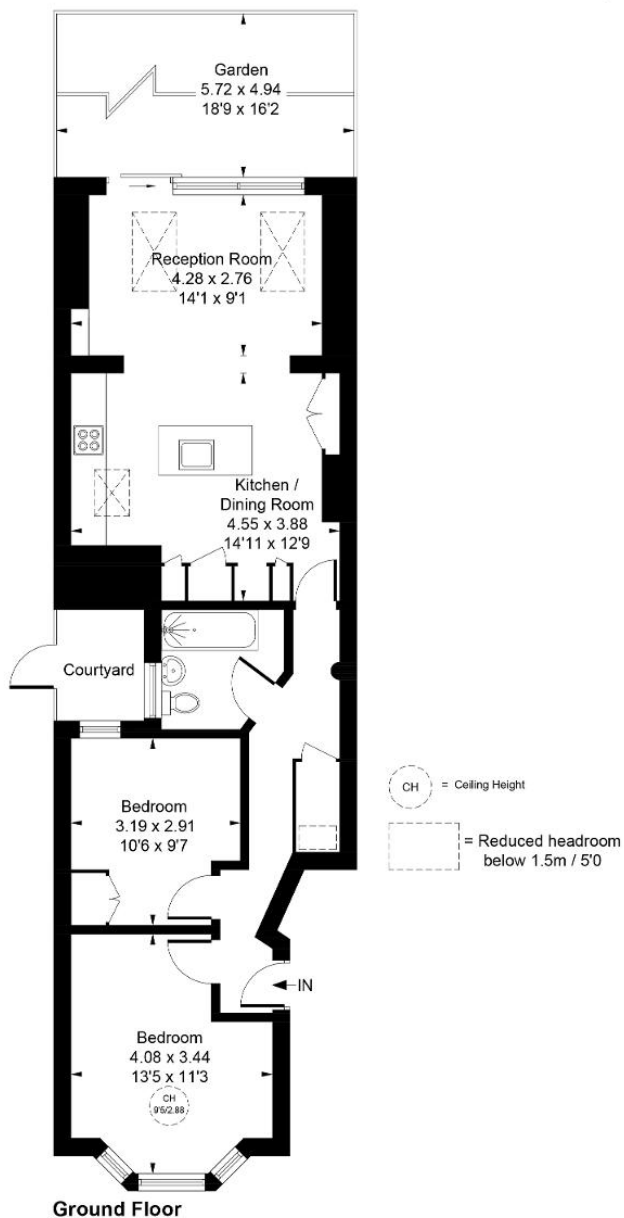
For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

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Approximate Gross Internal Area  
63.55 sq m / 684 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   C	77   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		