

ECCLESTON ROAD, WEST EALING

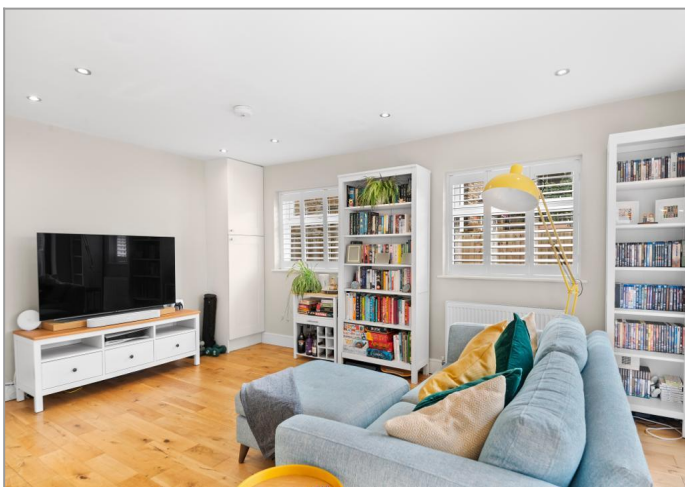


£550,000

Tuffin & Wren are delighted to offer to the market a beautifully presented garden flat, set over the ground floor of this handsome, conveniently located period building. Much improved by the present owners, the property now boasts exceptionally spacious (c950 sqft), flexible living spaces that feature; a large open-plan living/dining room and stylish integrated kitchen/breakfast area, all with direct access to the private garden & paved patio area - perfect for entertaining/alfresco dining. Other notable features include 2 good-sized bedrooms (one with a clever study/office space), a luxuriously appointed bath & shower room and an additional WC. The property also benefits from its own entrance, side access to the garden, as well as handy off street parking to the front and is being sold together with a share of the freehold interest in the building. Extensively remodelled & renovated, this is a truly impressive property that simply must be seen!

TUFFIN & WREN

Independent Estate Agents



Further Information

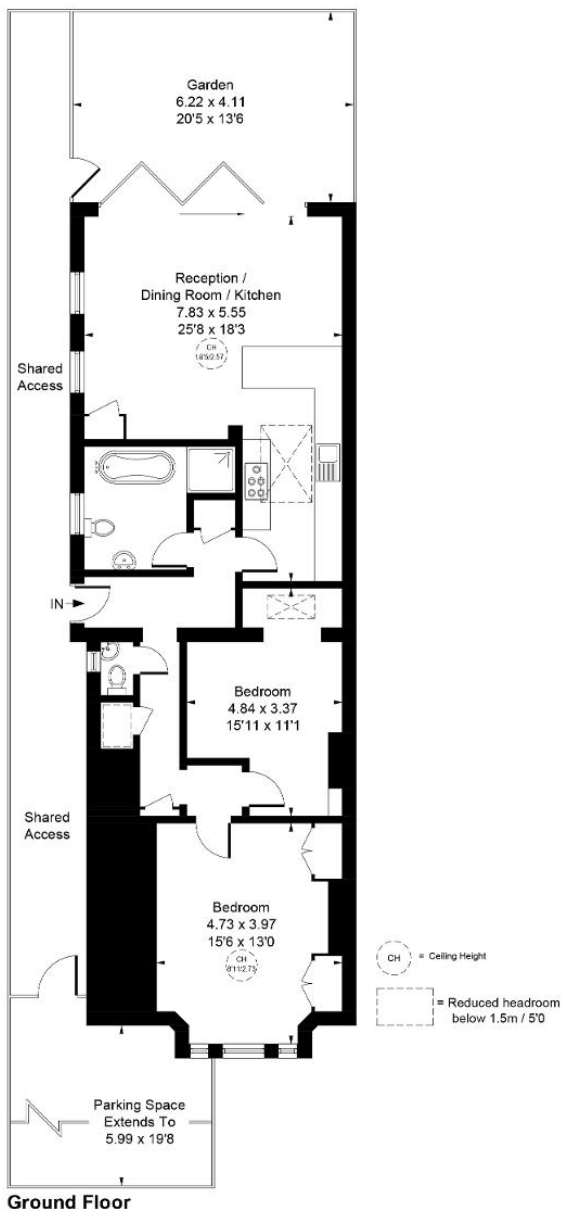
For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

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
88.55 sq m / 953 sq ft



Ground Floor

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	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		