

## RATHGAR AVENUE, EALING



£1,200,000

Welcome to this substantial period property situated just moments from both Walpole & Lammas Parks, in the very heart of Ealing. Extended and boasting generous, flexible accommodation, this unmodernised semi-detached property offers a unique opportunity to refurbish a large family home to your own specifications. With the potential for up to six good-sized bedrooms and three reception rooms, along with a kitchen/breakfast room and three bathrooms, space will never be an issue. The southerly facing garden provides the perfect retreat for those sunny days, and with no onward chain, this property is ready now for its next chapter - so don't miss out on the chance to own this spacious period property in such a prime location, contact us to schedule a viewing today!



# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

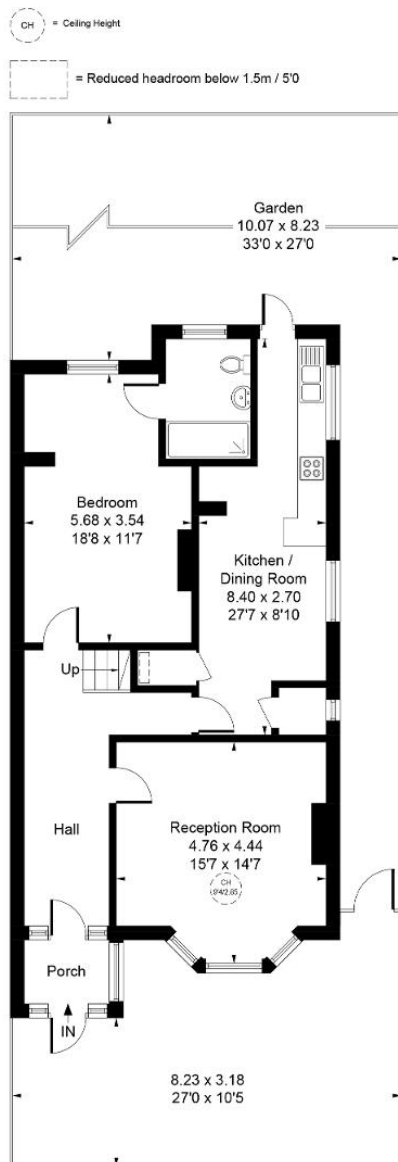
For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

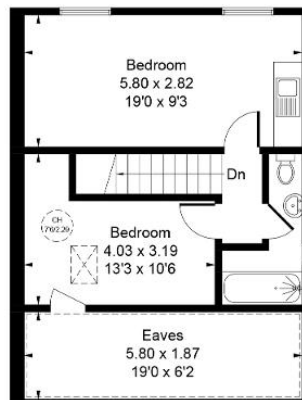
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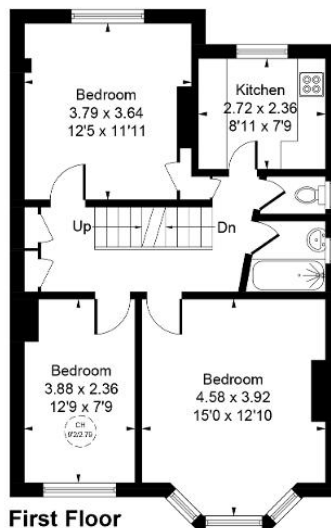
Approximate Gross Internal Area = 180.33 sq m / 1941 sq ft  
(Excluding Eaves)



Ground Floor



Second Floor



First 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		