

## BONCHURCH ROAD, EALING



£575,000

Tuffin & Wren are delighted to present this beautifully appointed split-level apartment, occupying the upper floors of an exceptionally well-positioned period building. Having undergone an extensive programme of remodelling and refurbishment, the property has been thoughtfully redesigned to an exacting standard. The recently converted loft now provides an impressive principal bedroom suite, complete with 'Juliet' balcony and a sleek en-suite shower room, creating a tranquil retreat above the vibrant living spaces below. The lower level offers superbly balanced accommodation, centred around a spacious open-plan living, dining and kitchen area, ideally suited to both relaxed day-to-day living and stylish entertaining. Further benefits include a generous second bedroom and a luxuriously finished, fully-tiled bathroom. Offered with a 999-year lease and a share of the freehold, this outstanding home effortlessly combines classic period charm with expertly considered contemporary design.

# TUFFIN & WREN

*Independent Estate Agents*



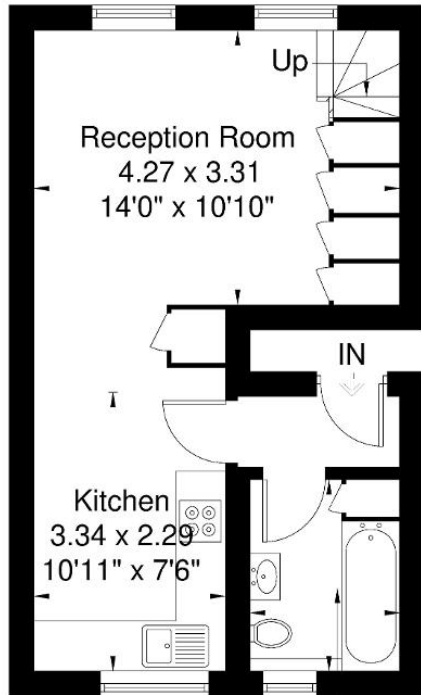
## Further Information

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.

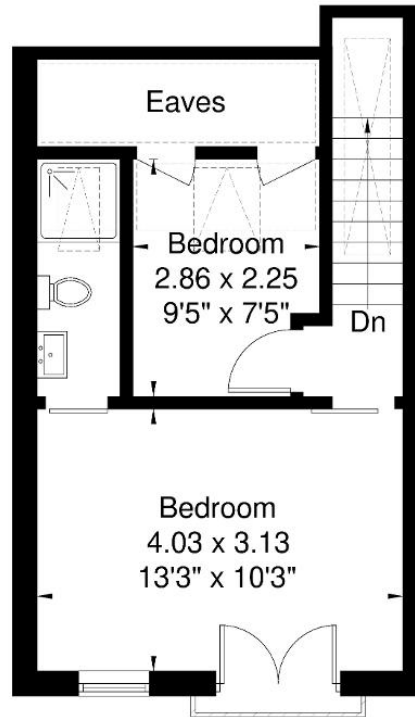
## Bonchurch Road

Approximate Gross Internal Area = 58.6 sq m / 630 sq ft  
Eaves Storage / Reduced Headroom = 5.8 sq m / 62 sq ft  
Total = 64.4 sq m / 692 sq ft



**First Floor**  
31.6 sq m / 340 sq ft

**Bathroom**  
2.32 x 1.84  
7'7" x 6'0"



**Second Floor**  
27 sq m / 290 sq ft  
**Reduced Headroom**  
5.8 sq m / 62 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.  
© www.perspective.co.uk

## ADDITIONAL INFORMATION

Lease Term: 999 years from 29 September 2009

Service Charge: £0 (save for any repair obligations detailed in the lease)

Ground Rent: £0 rising to £0 pa

N.B. The vendor is selling their share of the freehold interest in the whole building as part of this transaction

## ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.