

RANELAGH ROAD, EALING

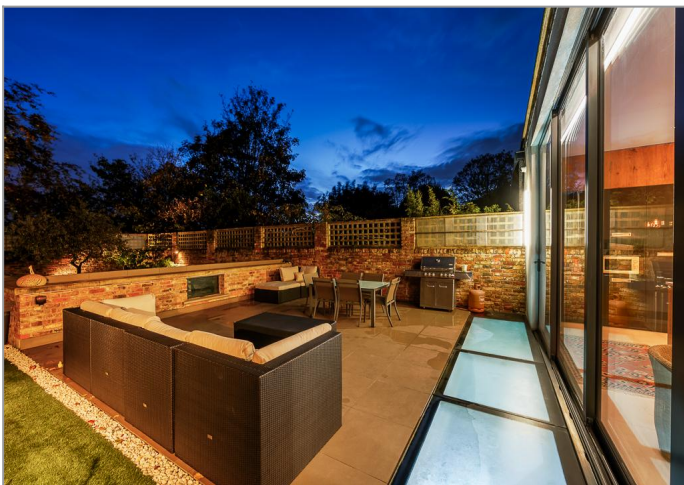


£2,500,000

Situated in this most desirable enclave, Tuffin & Wren are privileged to offer for sale an impressive period family home. Extended and extensively remodelled over the years, the property now benefits from an unexpectedly spacious (c3500sqft), beautifully calm and contemporary interior filled with natural light and stylish fittings & finishes. The stunning interior is also perfectly complemented by the equally surprising inside/outside spaces. There's a large, landscaped garden perfect for entertaining, it enjoys a southerly aspect and a dual function indoor/outdoor leisure area. Perhaps it's the embodiment of the saying "never judge a book by its cover" - this truly exceptional home really does need to be seen to be fully appreciated!

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.

Ranelagh Road

Approximate Gross Internal Area = 251.3 sq m / 2705 sq ft

Eaves Storage / Reduced Headroom = 9.6 sq m / 103 sq ft

Store = 11.2 sq m / 120 sq ft

Leisure Area = 58.8 sq m / 632 sq ft

Total = 330.9 sq m / 3560 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	75 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		