

WINDERMERE ROAD, EALING



£1,200,000

Situated in this desirable, prime location just minutes from shops, restaurants, parks, schools and two Piccadilly Line tube stations, Tuffin & Wren are privileged to offer this most impressive Edwardian family residence. Sympathetically and comprehensively extended and refurbished to the highest specification, the property retains many period features, but now boasts exceptionally light and spacious, contemporary styled living accommodation set over its three storeys. Features include; wonderfully stylish open-plan living/kitchen/dining spaces that open out onto the southerly facing landscaped rear garden, a principle bedroom complete with Juliette balcony & stylish shower room, three further bedroom and a separate reception room. Other benefits include the well appointed first floor family bathroom, a handy downstairs WC and the use of quality, high-end fixtures and finishes throughout.

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Separate Reception Room



Open-Plan Kitchen/Dining/Living Spaces



Open-Plan Kitchen/Dining/Living Spaces



Light-Filled Open-Plan Living Spaces



Principle Bedroom Suite



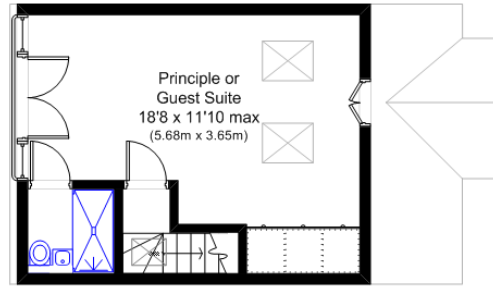
Further Information

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

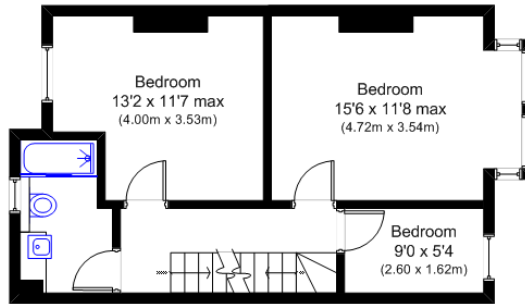
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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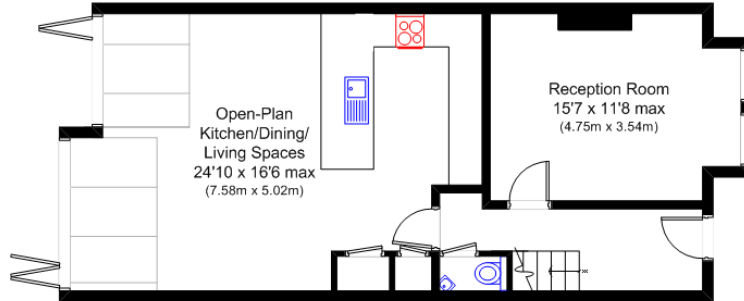
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Second Floor



First Floor



Ground Floor

Windermere Road, Ealing W5

Approx Gross Internal Area:
1450 sq ft (135 sq m)

N.B. Not to Scale
(for illustration purposes only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		63	78
	EU Directive 2002/91/EC		