

ALTENBURG AVENUE, EALING



£2,800 PER MONTH

Comprehensively extended and remodeled Edwardian terrace that now boasts exceptionally light and spacious, contemporary styled living accommodation in this most sought-after location. Features include a principal bedroom complete with 'Juliette' balcony & ensuite shower room, 2 further bedrooms, a separate reception room, wonderful 'open plan' living/kitchen/dining/entertaining spaces and a luxuriously appointed family bathroom. Other benefits include a generous westerly facing rear garden, very handy downstairs WC/shower room and its close proximity to local shops, schools and tube station.

The accommodation (with approximate measurements) comprises:

GROUND FLOOR

Storm Porch	Front door to;
Entrance Hall	Wood floors, cornice ceiling, radiator, doors to;
Front Reception Room	13' 0" x 11' 1" (3.98m x 3.38m) max Splay bay, sash windows to front, feature period style fireplace and surround, alcove storage, wood floors, cornice ceiling.
Downstairs WC & Shower Room	Tiled shower enclosure, washbasin, low flush WC.
Open Plan Kitchen/Living/ Dining Room	26' 4" x 14' 6" (8.05m x 4.45m) Feature period style fireplace & surround, alcove shelving & storage, wood floors, open plan with; Kitchen area comprising; stylish range of eye & base level fitted cupboards, ample hardwood worktops & breakfast bar, inset Butler sink unit, 5 burner gas hob with overhead fan, large built under electric oven, fridge/freezer, space for dishwasher and washing machine, spotlighting, tiled flooring, Velux skylight windows, double glazed French doors and windows to garden.

FIRST FLOOR

Landing	Cupboard housing Megaflo pressured hot water cylinder, doors to;
Bedroom 1	14' 7" x 13' 0" (4.47m x 3.98m) max Splay bay sash windows to front, further sash window to front, range of built-in wardrobes, cornice ceiling.
Bedroom 2	8' 4" x 7' 7" (2.55m x 2.34m) Double glazed window to rear.
Family Bathroom	Luxuriously appointed with panelled centre-fill bath, shower & screen over, built in vanity unit with washbasin over, wall mirror and lights over, low flush WC, tiled floor and walls, double glazed window to rear, heated towel radiator, inset spotlighting.

SECOND FLOOR

Master Bedroom	14' 6" x 11' 1" (4.45m x 3.4m) min Double glazed French windows and windows to Juliette Balcony, radiators.
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Study/Office Area

9' 3" x 7' 1" (2.83m x 2.18m)

Built in cupboards & worktops, Velux windows to front, eaves storage.

En Suite Shower Room

Stylish suite comprising tiled shower enclosure, vanity unit & washbasin, low flush WC, part tiled walls, tiled floor, heated towel radiator, Velux window to front, built in storage cupboards.

EXTERIOR

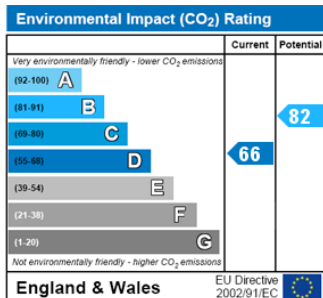
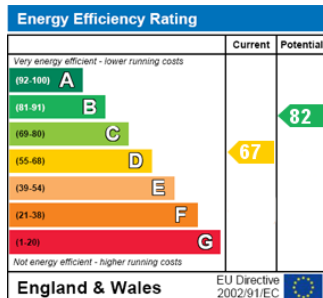
Garden

Generous, Westerly facing landscaped garden with timber decking and mature, raised borders, pedestrian side access.

ADDITIONAL INFORMATION

Council Tax Band: E

ENERGY PERFORMANCE RATING



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Front Reception Room



Rear Reception Room



Open-Plan Kitchen/Dining Spaces



Master Bedroom



(North) Westerly Facing Garden



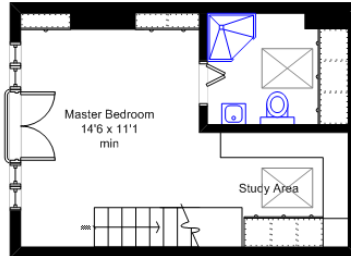
Further Information

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

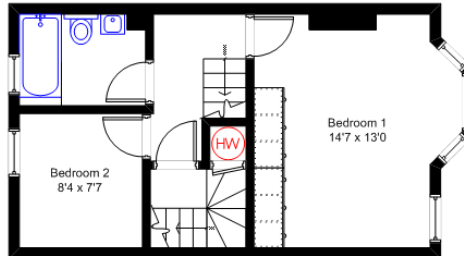
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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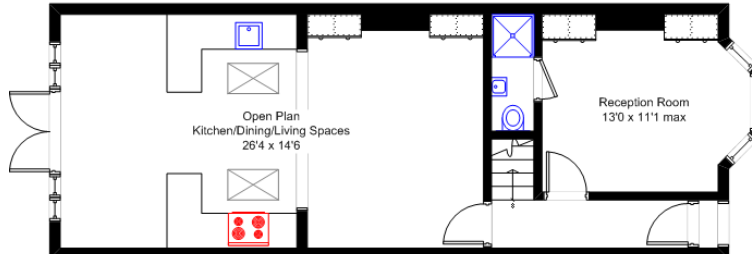
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Second Floor



First Floor



Ground Floor

Altenburg Avenue, Ealing W13

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