

BELSIZE AVENUE, EALING



£674,999

Handsome Edwardian terrace home boasting extended living spaces and a southerly facing garden, literally within a stone's throw of Northfields' many amenities! This appealing property features; 2 double bedrooms, 2 separate reception rooms, the second of which is open-plan with the modern extended kitchen. Other benefits include a superb first floor bathroom, the delightful, southerly facing rear garden and like many others in the street, the potential to expand further; either across the rear and/or into the loft space (subject to the usual consents of course).

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.

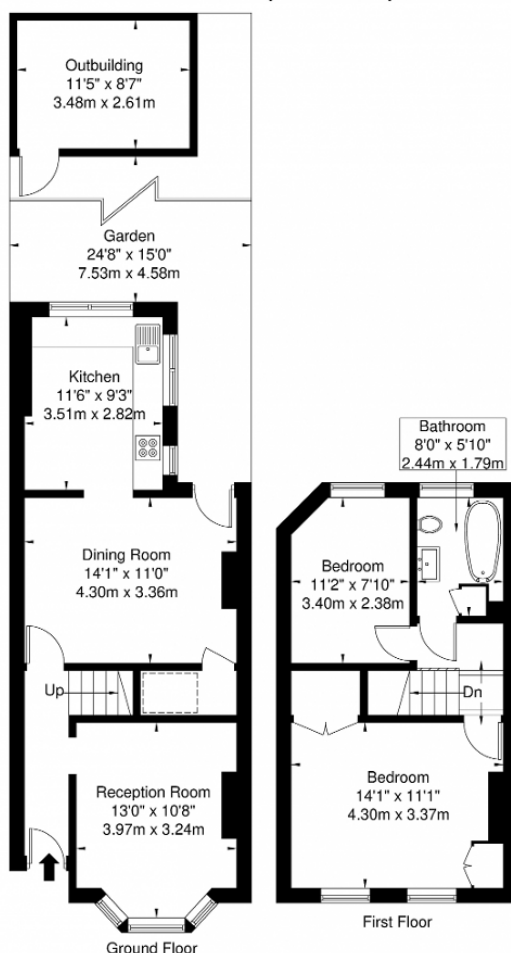
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Belsize Avenue, W13 9TF

Approx. Gross Internal Area = 78.2 sq m / 842 sq ft

Outbuilding = 9.1 sq m / 98 sq ft

Total = 87.3 sq m / 940 sq ft



Ref

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**BLEU
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		