

LITTLE EALING LANE, EALING



£499,950

Tuffin & Wren are proud to offer to the market, this purpose-built Edwardian maisonette situated in this exceptionally convenient location just minutes from tube stations & surrounding amenities. The apartment boasts a recently re-configured and redecorated, bright and spacious interior that now includes superb 'open-plan' kitchen/dining spaces, with a most stylish integrated fitted kitchen and direct access to its own, pretty westerly facing rear garden. The property is further enhanced by a generous reception room, 2 bedrooms, a modern white bathroom suite and the very handy off street parking for two cars.

TUFFIN & WREN

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Generous Reception Room



Open-Plan Kitchen/Dining Room



Stylish Integrated Kitchen Area



Dining Area



Pretty Westerly Facing Garden



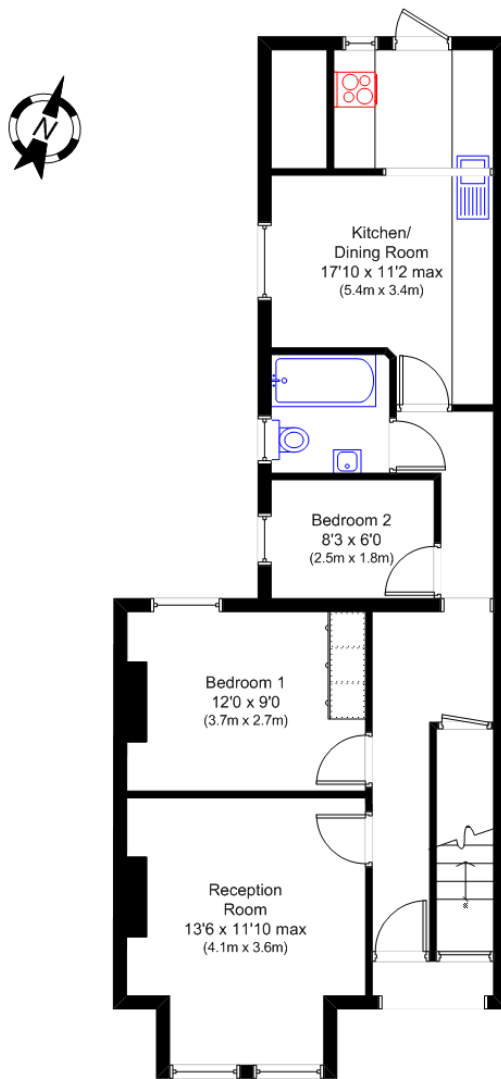
Further Information

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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Little Ealing Lane, Ealing W5

Approx Gross Internal Area:
690 sq ft (64 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 | | | 77 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 50 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|--|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92-100) A | | 80 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 47 | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |