

## FIRST FLOOR FLAT, BALFOUR ROAD, EALING



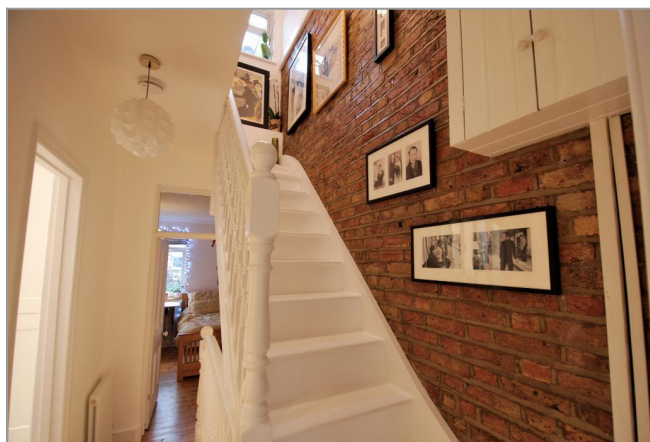
**GUIDE PRICE £499,949**

A beautifully presented 'split-level' apartment set over the upper floors of a conveniently located period building. This unique 'lifestyle' property boasts exceptionally spacious, flexible living spaces that feature a large open-plan living/dining room, stylish integrated 'John Lewis' kitchen, a double bedroom (or office/study) and a luxuriously appointed bathroom on the first floor, with a master bedroom of considerable proportions on the upper level.

# TUFFIN & WREN

*Independent Estate Agents*

**Landing Detail**



**Generous Living/Dining Room**



**Living/Dining - Alternative View**



**Stylish Integrated Kitchen**



**Master Bedroom**



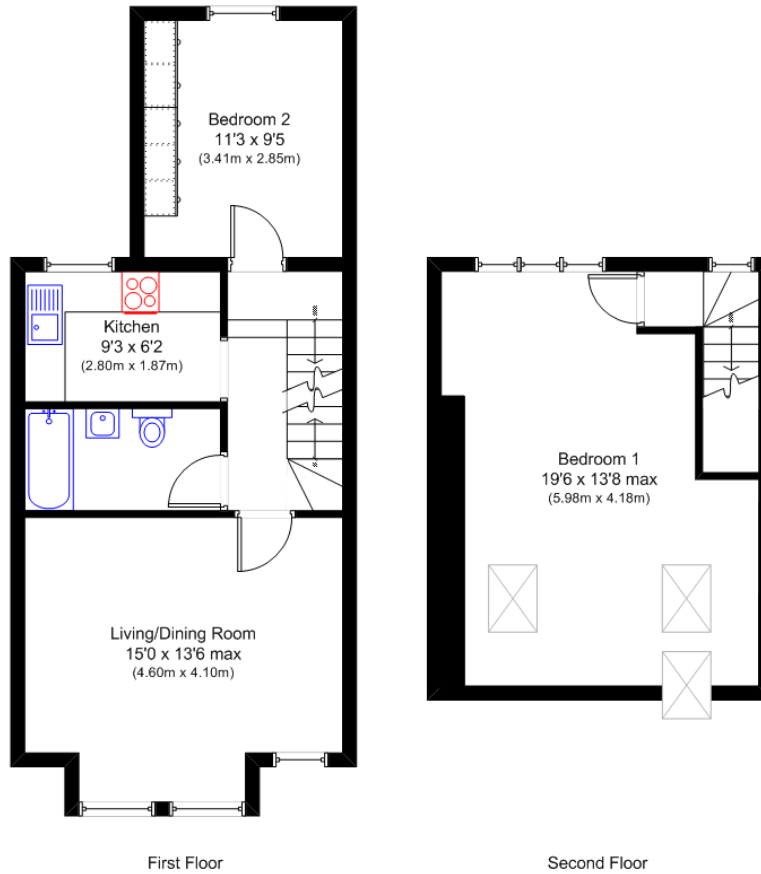
## Further Information

For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](mailto: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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Balfour Road, Ealing W13

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

Approx Gross Internal Area:  
745 sqft (69 sqm)

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		71	74
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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