

OVERDALE ROAD, EALING



£899,950

Stunning, Edwardian family home situated in one of Northfield's premier locations and boasting sympathetically extended and refurbished living spaces over its 3 storeys. The beautifully-presented interior now features a superb master suite of considerable proportions, with generous storage, luxurious en-suite facilities and a 'Juliette' balcony. Other benefits include 3 further good-sized bedrooms, the wonderful open-plan living/dining spaces, as well as a stylish, integrated kitchen/dining room, modern shower room on the first floor and a pretty (north) westerly facing 'Town' garden to the rear.

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Open-Plan Living Spaces



Stylish, Integrated Kitchen



Master Bedroom



Luxurious En-Suite



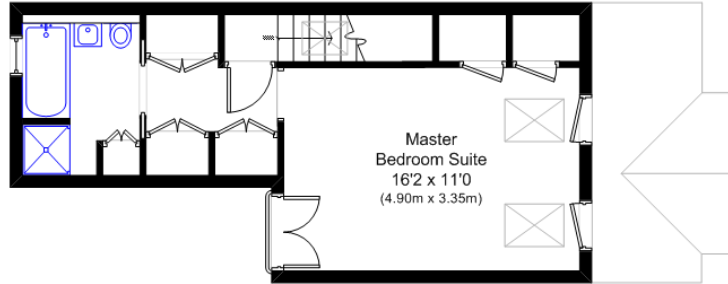
Further Information

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

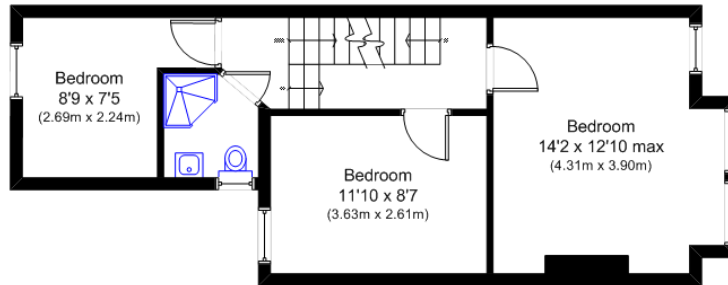
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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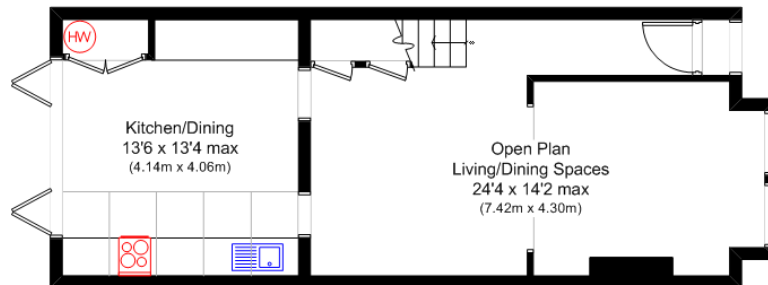
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Second Floor



First Floor



Ground Floor

Overdale Road, Ealing W5

Approx Gross Internal Area:
1350 sq ft (125 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		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	74	
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		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	71	
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	