

## SEAFORD ROAD, EALING



£430,000

Tuffin & Wren are delighted to offer this well-presented 'garden flat' set over the ground floor of a very conveniently located & generously proportioned Period building. Boasting bright and spacious living spaces throughout, the property features a very generous reception room, a modern fitted kitchen and 2 good-sized bedrooms. Further benefits include the stylish bathroom, direct access to its own share of the delightful westerly facing rear garden, a share in the freehold interest and is offered with possession and no onward chain!



# TUFFIN & WREN

*Independent Estate Agents*

**Generous Reception Room**



**Reception Room - Alternative View**



**Modern Fitted Kitchen**



**Principle Bedroom**



**Shared 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](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.

# TUFFIN & WREN

Independent Estate Agents

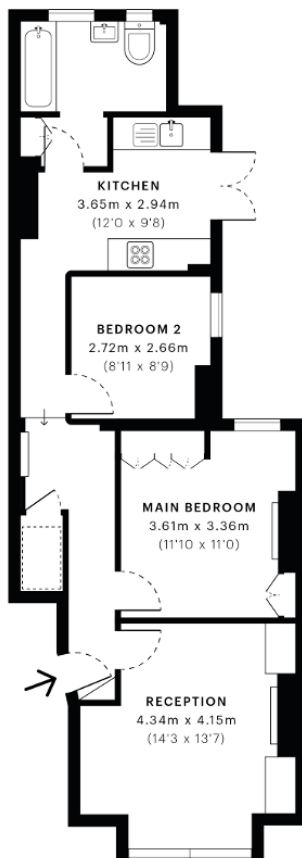


Seaford Road, W13

CAPTURE DATE 11/12/2020 LASER SCAN POINTS 1,804,056

GROSS INTERNAL AREA

64.00 sqm / 688.89 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
64.00 sqm / 688.89 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
58.38 sqm / 628.40 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
1.21 sqm / 13.02 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 62.69 sqm / 674.79 sqft  
IPMS 3C RESIDENTIAL 58.75 sqm / 632.38 sqft

SPEC ID: 5fd1f9754c7e010db7840a8

## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		