

ST MARYS ROAD, EALING



£650,000

Situated in this exceptionally desirable & most convenient of locations, Tuffin & Wren are privileged to offer for sale a large, purpose-built maisonette set over the upper floors of this substantial period building. Boasting direct access to its own private rear garden, the property also features very generous 'split-level' accommodation that includes 3 double bedrooms and 2 large reception rooms. There is a fitted kitchen, bathroom, a study/4th bedroom, as well as the many original features and period detailing that remain. The property is vacant and therefore has no onward chain, a new 125 year lease is also included, as well as the potential to expand further (subject to the usual consents of course).

TUFFIN & WREN

Independent Estate Agents

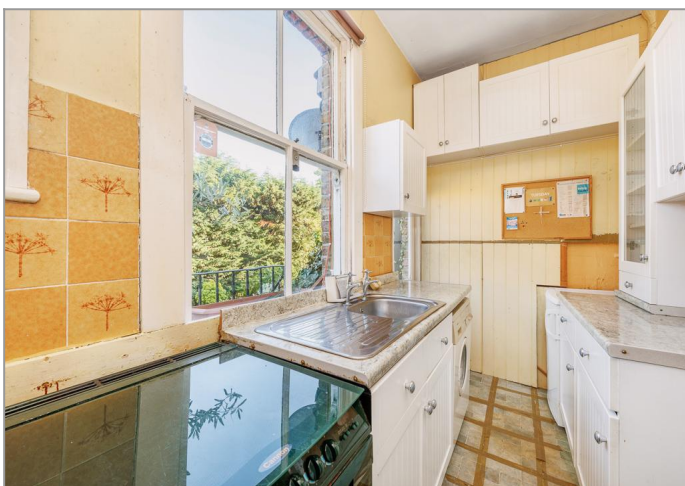
Front Reception Room



Rear Reception/Dining Room



Fitted Kitchen



Loft Bedroom



Own Mature Rear Garden



Further Information

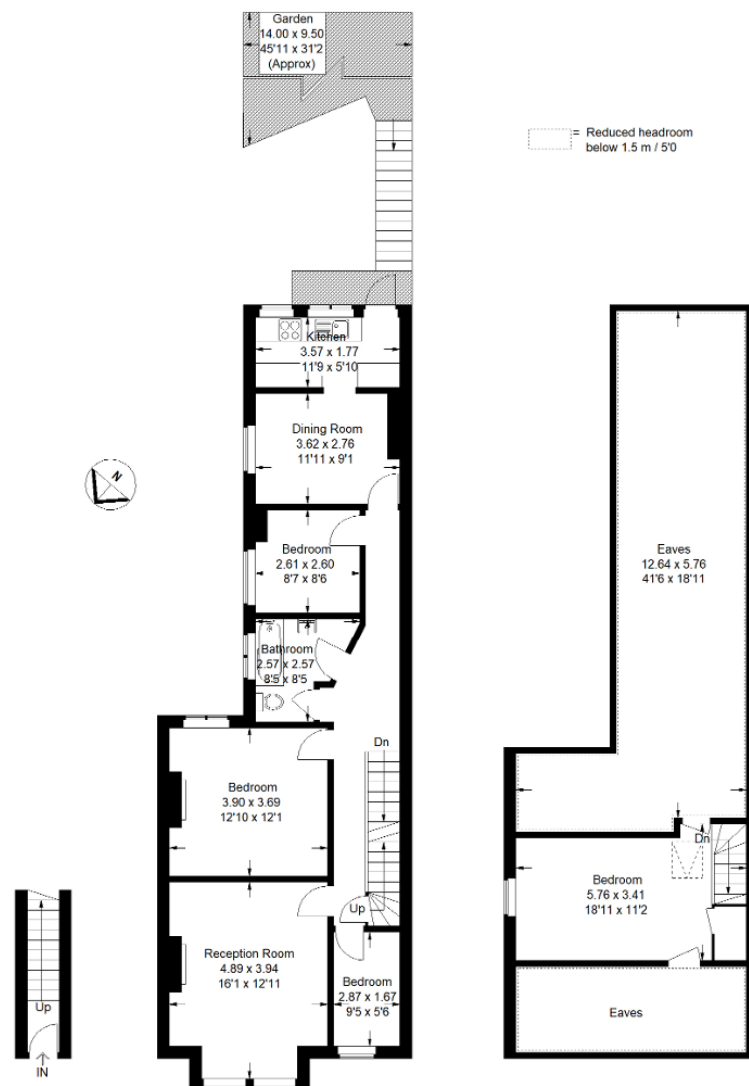
For more details please call us on **020 8566 3366** or send an email to homes@tuffin-wren.co.uk.

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.

St. Mary's Road

Approximate Gross Internal Area (Excluding Eaves)

107.7 sq m / 1159 sq ft
Eaves = 58.8 sq m / 633 sq ft
Total = 166.5 sq m / 1792 sq ft



Ground Floor
3.1 sq m / 33 sq ft

First Floor
84.7 sq m / 912 sq ft

Second Floor
78.7 sq m / 847 sq ft
(Including Eaves)

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards. © www.perspective.co.uk

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	41 E	
21-38	F		
1-20	G		