

ADELAIDE ROAD, EALING



£875,000

Tuffin & Wren are delighted to offer for sale this exceptional, Edwardian family home situated in a most convenient location and boasting beautifully-presented, thoughtfully extended and refurbished living spaces over its 3 storeys. The generously proportioned and spacious interior now features a most stylish principal bedroom suite (complete with wonderful en-suite bath & shower room and Juliette balcony), 3 further double bedrooms, through reception rooms and a superb open-plan kitchen/dining room. Other benefits include the luxuriously appointed first-floor family bathroom, handy downstairs shower room and a delightful, Westerly facing walled rear garden.

TUFFIN & WREN

Independent Estate Agents

Through Reception Rooms



Stylish Fitted Kitchen/Dining Room



Principal Bedroom



Fabulous En-Suite Bath & Shower Room!



Delightful Westerly Facing Garden



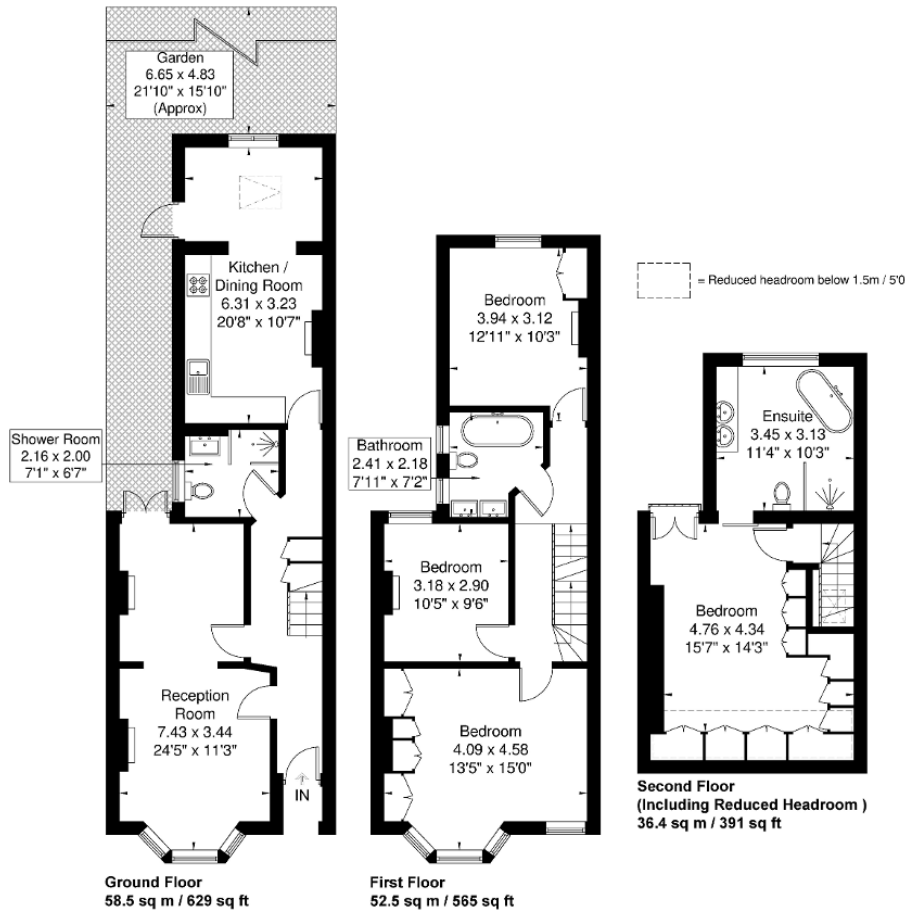
Further Information

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.

Adelaide Road

Approximate Gross Internal Area = 142.1 sq m / 1528 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 5.3 sq m / 57 sq ft
 Total = 147.4 sq m / 1585 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
 © www.perspective.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		