

## ALTENBURG AVENUE, EALING

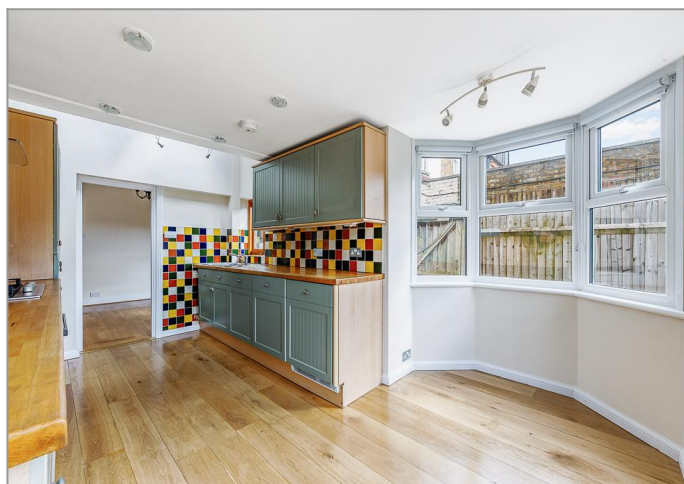
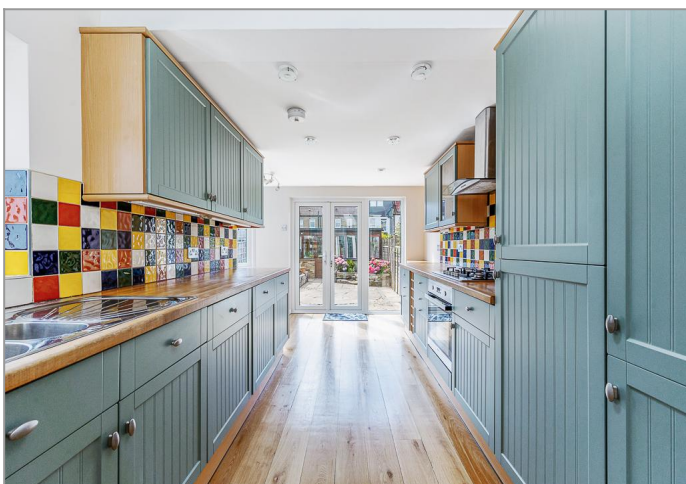


**£2,500 PER MONTH**

Handsome, bay-fronted Edwardian end-terrace property, featuring generously proportioned and exceptionally well presented, halls-adjointing living accommodation, just minutes from shops, schools, parks and stations. Having been skilfully extended to the rear and newly redecorated throughout, the property now boasts; 2 double bedrooms, 2 separate reception rooms and a bright & spacious, fully integrated kitchen/dining room. Other benefits include the handy study/office space, superb family bathroom with separate shower enclosure and a delightful southerly facing rear garden complete with large studio/workshop/office. The property is vacant and so, ready for immediate occupancy, subject to the usual checks!

# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

For more details please call us on **020 8566 3366** or send an email to [rent@tuffin-wren.co.uk](mailto:rent@tuffin-wren.co.uk).

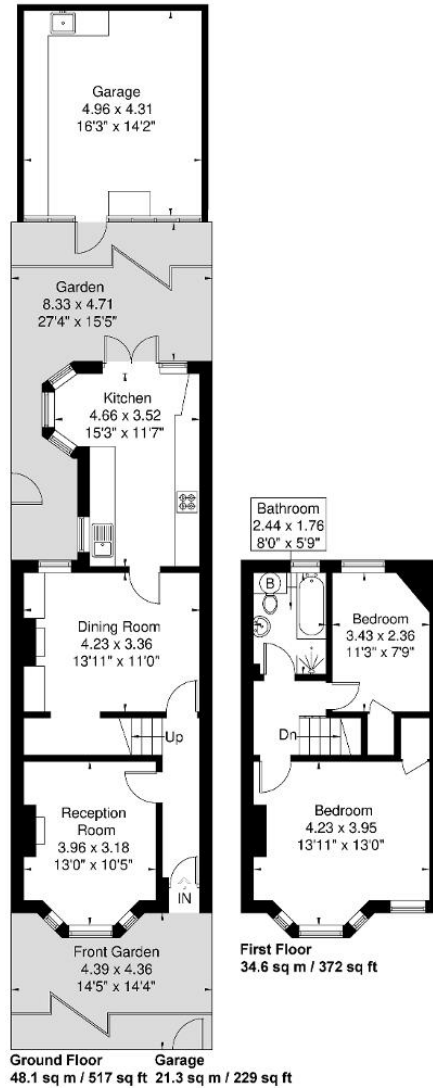
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Altenburg Avenue

Approximate Gross Internal Area = 82.7 sq m / 889 sq ft

Garage = 21.3 sq m / 229 sq ft

Total = 104 sq m / 1118 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.

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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	57   D	
39-54	E		
21-38	F		
1-20	G		