

## WINDERMERE ROAD, EALING



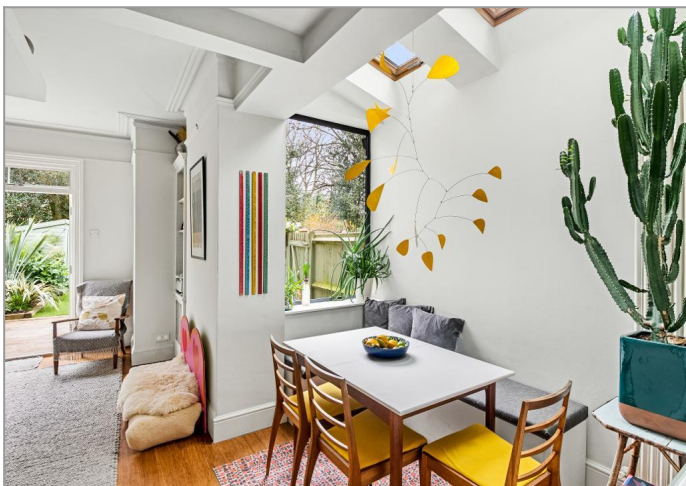
£1,425,000

Set in an idyllic spot overlooking the lovely Lammas Park, this exceptional Edwardian family home feels a million miles from London's hustle and bustle. Featuring a wealth of original features, period detailing and contemporary styling, the result is a harmonious collection of beautifully designed interior spaces. The principal rooms and delightful gardens offer glorious uninterrupted park views and sunsets that truly must be seen.



# TUFFIN & WREN

*Independent Estate Agents*



## Further Information

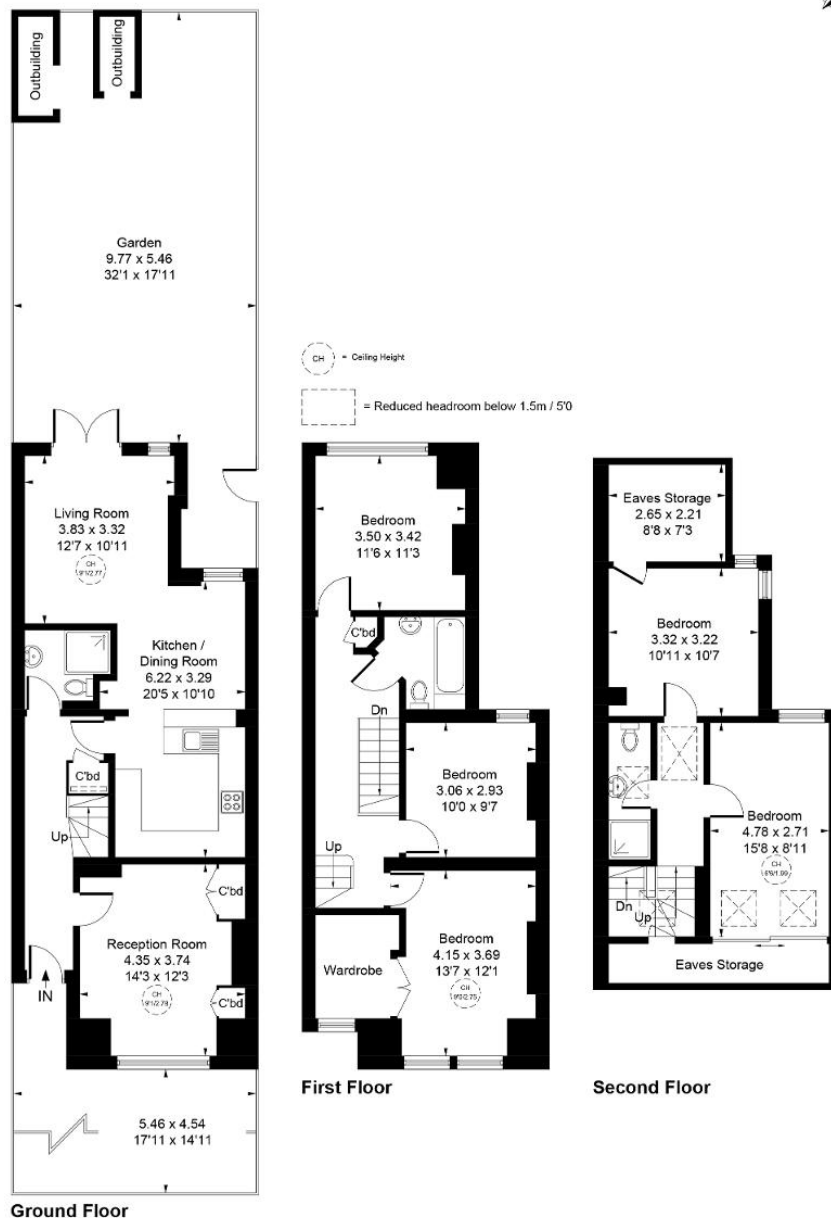
For more details please call us on **020 8566 3366** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

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.

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Approximate Gross Internal Area = 151.82 sq m / 1634 sq ft  
(Excluding Eaves Storage & Outbuildings)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		