

NORTHCROFT ROAD, EALING



£950,000

Situated in this desirable location just minutes from shops, restaurants, parks, schools and stations, Tuffin & Wren are privileged to offer this stunning Edwardian terrace property. Sympathetically and comprehensively extended and refurbished to the highest specification, the property now boasts exceptionally light and spacious, contemporary styled living accommodation set over its three storeys. Features include; a wonderful open-plan kitchen/dining/living space with stylish integrated units and appliances, a principal bedroom complete with balcony, views & stylish en-suite bathroom, two further bedrooms and a separate reception room. Other benefits include the superb first floor family bathroom, landscaped south-westerly facing rear garden and no onward chain!

TUFFIN & WREN

Independent Estate Agents



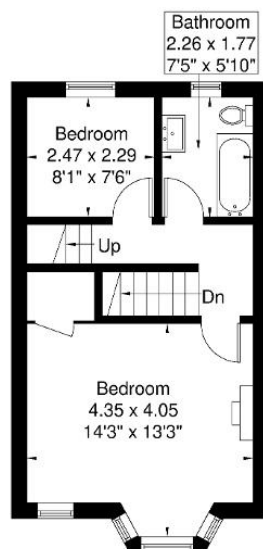
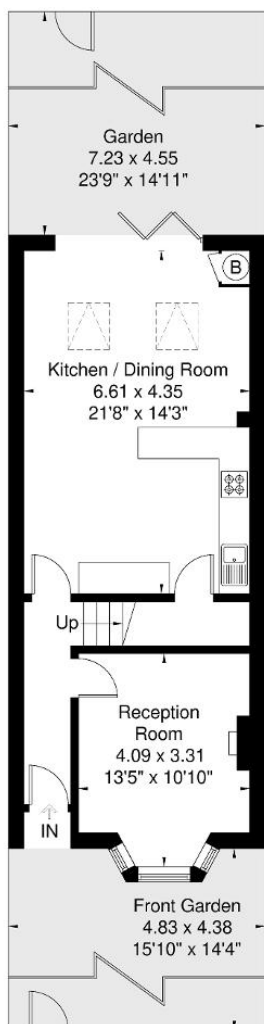
Further Information

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

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 = 103.2 sq m / 1109 sq ft
Eaves Storage / Reduced Headroom = 10.9 sq m / 117 sq ft
Total = 114.1 sq m / 1226 sq ft



= Reduced headroom below 1.5m / 5'0"

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		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		