

## 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*



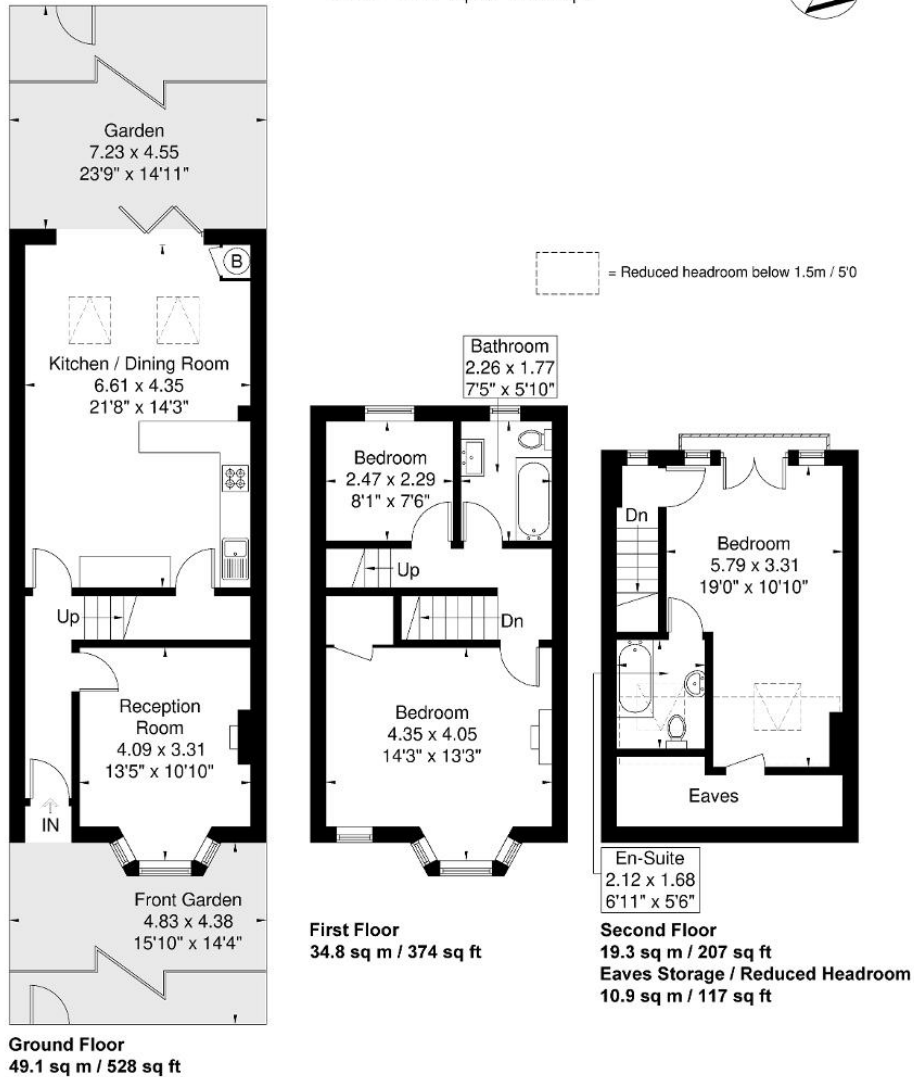
## Further Information

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

## Northcroft Road

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



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		