

## ALTENBURG AVENUE, EALING



£950,000

Situated in this most desirable location, just minutes from shops, restaurants, parks, schools and tube stations, Tuffin & Wren are delighted to offer this handsome Edwardian terrace property for sale. Sympathetically extended into the loft space, the property now boasts exceptionally light and spacious, contemporary styled living accommodation set over its three storeys. At its very heart, is a wonderful open-plan kitchen/dining/living room complete with stylish integrated units & appliances and French windows leading out onto the generous, southerly facing garden. Other notable features include the principal bedroom suite complete with a feature floor-to-ceiling glazed wall and stylish shower room, there's the two original first-floor bedrooms, a separate more formal reception room and a luxurious family bath & shower room.

# 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).

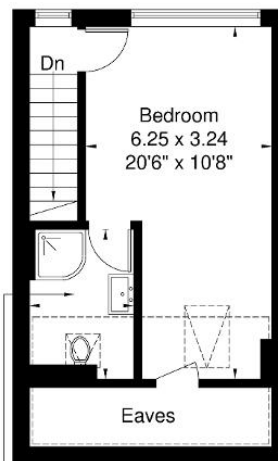
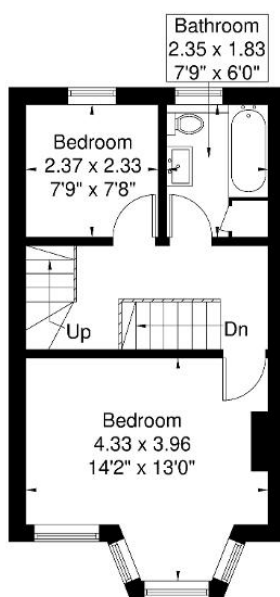
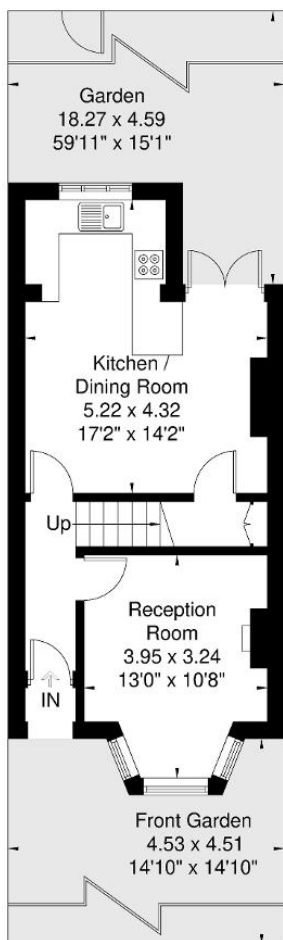
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Altenburg Avenue

Approximate Gross Internal Area = 93.1 sq m / 1000 sq ft

Eaves / Reduced Headroom = 9.9 sq m / 106 sq ft

Total = 103 sq m / 1106 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	66   D	
39-54	E		
21-38	F		
1-20	G		