

ST MARYS ROAD, EALING



£599,950

Situated in this exceptionally desirable & most convenient of locations, Tuffin & Wren are privileged to offer for sale an impressive, purpose-built maisonette set over the ground floor of this substantial period building. Boasting direct access to its own private rear garden, the property also features very generous, flexible accommodation that includes 2 bedrooms and 2 separate reception rooms. There's a fitted kitchen, bathroom with separate WC, as well as the many original features and period detailing that remain. The property is also vacant and therefore has no onward chain, a 125 year lease is also included, as well as the potential to expand further (subject to the usual consents of course).

TUFFIN & WREN

Independent Estate Agents



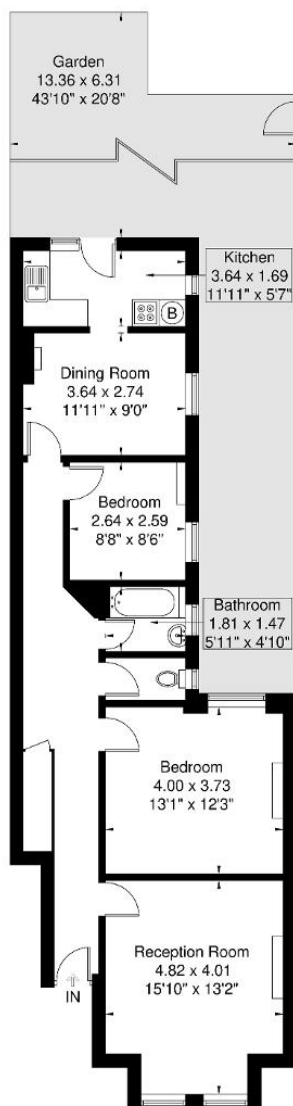
Further Information

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.

Saint Mary's Road

Approximate Gross Internal Area = 79.9 sq m / 860 sq ft



Ground Floor

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		