

## ST KILDA ROAD, EALING



£650,000

A beautifully presented 'split-level' apartment set over the upper floors of a conveniently located period building, just minutes from shops, stations and other amenities. This unique 'lifestyle' property boasts exceptionally spacious, flexible living spaces that feature a large open-plan living/kitchen/dining room, a double bedroom (or a extra reception/study etc) and a luxurious bathroom on the first floor, with two further double bedrooms and a stylish shower room (ensuite to the principal room) on the upper level. The property also features its own entrance, stairs and landing. Further benefit of being sold with a long lease and a share of the freehold interest in the building.

# 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.



## St Kilda Road

Approximate Gross Internal Area = 97.2 sq m / 1044 sq ft  
Eaves / Reduced Headroom = 10.1 sq m / 108 sq ft  
Total = 107.3 sq m / 1152 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.  
© www.perspective.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		