

MELBOURNE AVENUE, EALING

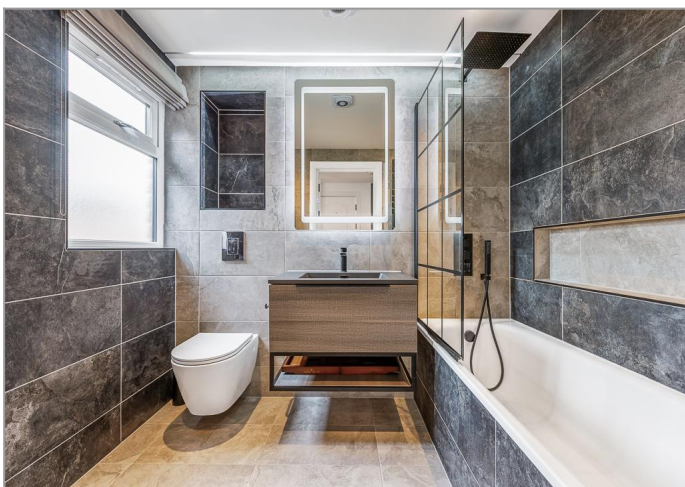


£399,950

Tuffin & Wren are delighted to offer to the market this recently converted, extended and remodeled apartment, set over the top floor of an appealing, halls-adjointing period property. The property now features over 600 sqft of generously proportioned, beautifully-presented living spaces that include; a large 20'+ open-plan living/kitchen/dining room, complete with stunning integrated kitchen area. Other notable features include a generous double bedroom with study/office space, as well as the luxuriously appointed fully-tiled bathroom, handy eaves storage space and a secure bike store. The property also features a long 999 year 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.


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.

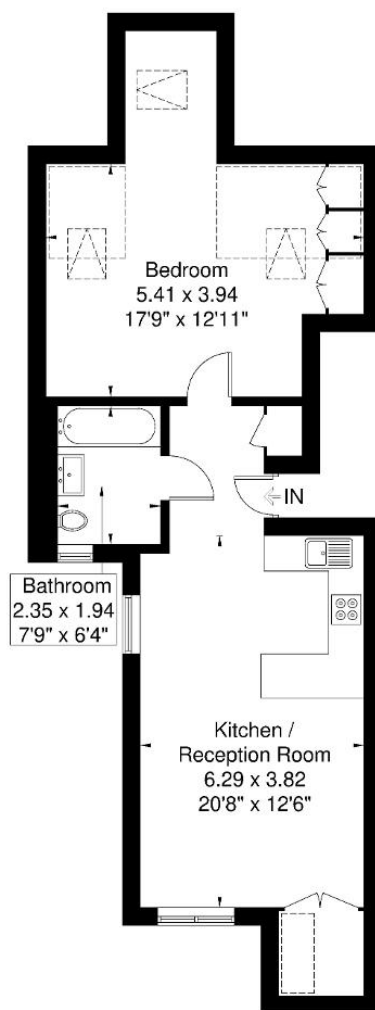
Melbourne Avenue

Approximate Gross Internal Area = 51.4 sq m / 553 sq ft

Reduced Headroom = 7.1 sq m / 76 sq ft

Total = 58.5 sq m / 629 sq ft

 = Reduced headroom below 1.5m / 5'0"



Second 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	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		