NORTHFIELD AVENUE, EALING



£370,000

Occupying the upper floor of this handsome Edwardian building, this particularly spacious and stylish apartment enjoys an enviable position in the very heart of Northfields, just moments from the Piccadilly line station, independent shops, cafés and nearby green spaces. Beautifully presented throughout, the bright and well-proportioned interior centres around an impressive open-plan living space, where a contemporary integrated kitchen flows naturally into the dining and living areas. The generous double bedroom also enjoys its own balcony, providing a small, welcome outdoor space and a beautifully appointed contemporary shower room completes the accommodation. Offered with a new 999 year lease, vacant possession and no onward chain, this desirable property combines the character and proportions of an Edwardian home with a fresh, modern approach, this is a rather special apartment in a wonderfully convenient location.











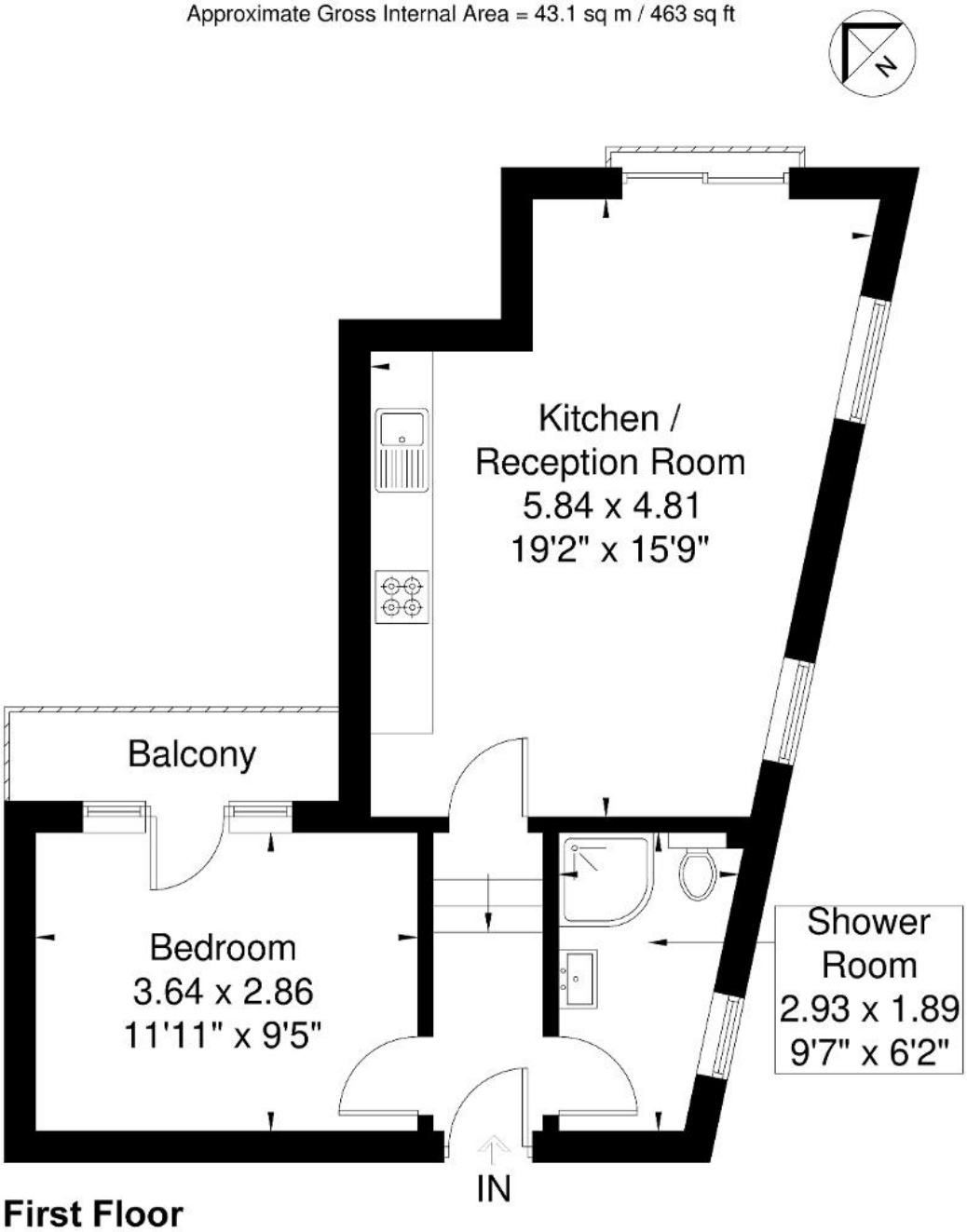
Further Information

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.

Northfield Avenue

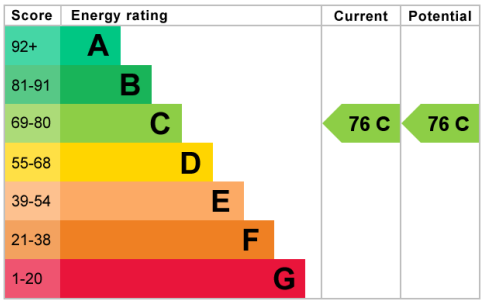
Approximate Gross Internal Area = 43.1 sq m / 463 sq ft



First 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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ENERGY PERFORMANCE RATING



Leasehold Information

Lease Term: 999 years from tbc
Service Charge: £750 pa (including Buildings Insurance & maintenance contribution)
Ground Rent: £0 pa

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.