

CAMBORNE AVENUE, EALING



£488,000

A rare opportunity to acquire this freehold property offering style, flexibility and exceptional potential in a highly sought-after Northfields location. This beautifully presented conversion apartment occupies the ground floor of a handsome Edwardian property, blending contemporary living with period charm. The bright, stylish interior centres on a generous open-plan living, dining and kitchen area, filled with natural light and opening onto a landscaped private rear garden, ideal for relaxing and entertaining. A spacious double bedroom and modern shower room complete the accommodation. The ground floor position also provides step-free living and scope to extend (subject to PP). Unusually, the sale includes the freehold of the whole building, providing complete control over management and future development. Combining freehold ownership, private outdoor space and excellent transport links, this is an exceptional opportunity in a most desirable location.

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.

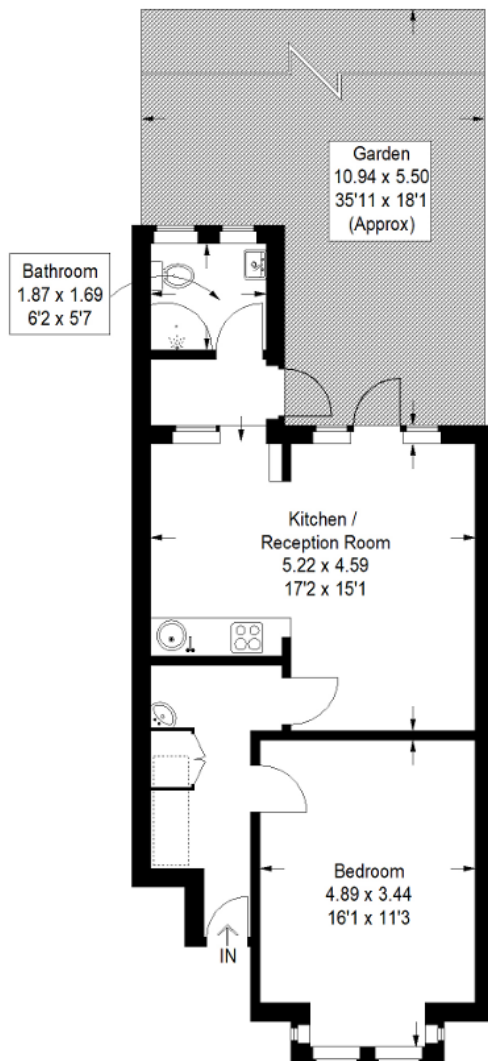
Camborne Avenue

Approximate Gross Internal Area (Excluding Reduced Headroom)

50.3 sq m / 541 sq ft

Reduced Headroom = 1 sq m / 11 sq ft

Total = 51.3 sq m / 552 sq ft



Ground Floor

 = Reduced headroom
below 1.5 m / 5'0

Although every attempt has been made to ensure accuracy,
all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS standards. © www.perspective.co.uk

ADDITIONAL INFORMATION

What the seller loves about her home;

"Sitting in the garden in the morning with a cup of coffee, I often think that what makes this place so special is the combination of space, peace and freedom. It really is a wonderfully peaceful location, yet with all the amenities you could wish for close at hand.

The garden has been one of my favourite things about living here. This summer, there was no better place to be. On hot evenings, I would sit outside with a glass of wine and a book, or with my laptop watching a film. Sitting beneath a sky full of stars on a warm summer evening, watching a movie in the garden, really does feel like being on holiday at home. It's magic.

Over the years, we have changed the terrace, the layout and the planting, adapting the garden to suit us as our needs have changed. That freedom is something I have come to value enormously.

The Freehold gives you the freedom to decide how you want to use your own home and garden. Whether it is moving a terrace, adding a shed, changing the planting or considering something more ambitious, such as extending the house or creating a garden office or studio, you have the ability to make those decisions for yourself.

Today, so much lies outside our control, so what a luxury it is to feel 100% in control of the place you live in. As the years go by, there is real comfort in knowing that the property can continue to adapt to your needs and wishes.

For me, it is the combination of space, location, the garden and that rare sense of freedom that makes this place so special. If you don't have £1.3 million to spend, I believe this is as close as you can get to owning your own home"

ENERGY PERFORMANCE RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.