

Guide Price £340,000



Key Features

- One double bedroom flat
- Separate modern fitted kitchen
- Tall ceiling and own entrance
- Close to Hanwell Train Station and West Ealing Centre
- Period conversion
- Quiet rear aspect double bedroom
- Allocated off street parking space
- Spacious and bright living room
- Raised ground floor
- Gas central heating

Description

A Good size and very well presented raised ground floor period conversion flat with bay windows, tall ceiling and parking right on the ultra convenient Uxbridge Road with buses right at the door steps in and out of Ealing right into Shepherds Bush and Westfield. Local shops, Hanwell Train Station and West Ealing Centre are all within 10 minutes walk away.

This comfortable accommodation comprises a bright and spacious living room with bay windows, separate modern fitted kitchen with appliances, rear aspect double bedroom, bathroom with shower, gas central heating, tall ceiling, own entrance and allocated off street parking space.

CHAIN FREE

Leasehold - 120 years from Jun 1988 - 90 years remaining tbc

HAYDEN HOUSE, 44-46 UXBRIDGE ROAD, HANWELL, W7



Approximate Gross Internal Area: 459 ft² ... 42.7 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Green House Energy Surveyors Ltd 2016.

Energy Efficiency and Environmental Impact

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

Location Map

