



HELLIWELL & CO
ESTATE AGENTS

Elthorne Avenue, Hanwell W7
Offers In Excess Of £475,000





 3 Bedrooms |  1 Receptions |  2 Bathrooms |  EPC Current E

Helliwell & Co, we are proud to present a split-level period conversion offered to the market with a share of freehold and no onward chain.

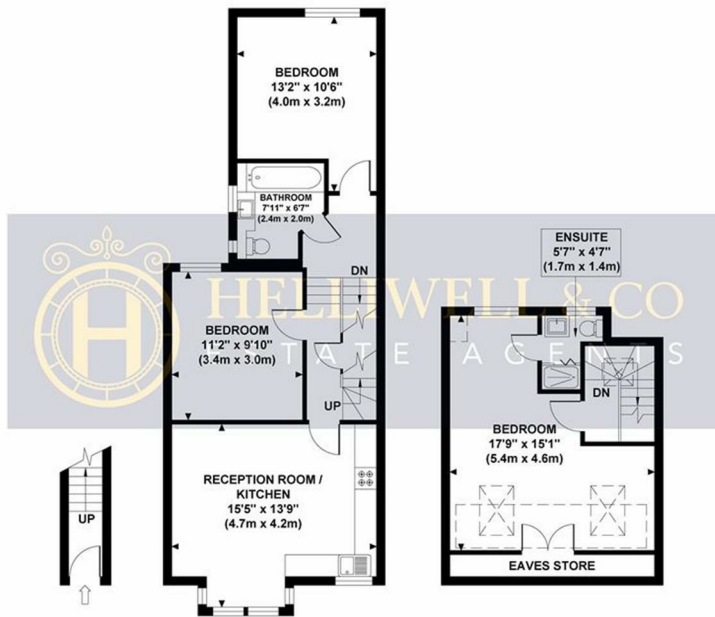
This purchase is ideal for first-time buyers looking to get onto the ladder or investors alike. On the first floor, you have two double bedrooms, the main bathroom, and the open-plan living and kitchen area. The loft has been converted to provide an additional double bedroom with an en-suite shower room. Further benefits include gas central heating, double-glazing, permit parking, its share of freehold tenure and no onward chain.

Placed in a fantastic residential area on Elthorne Avenue, and ideally located for access to both Northfields (Piccadilly line), West Ealing & Hanwell (Elizabeth Line) stations, the M4, A40 motorways and Ealing Broadway's popular local amenities, including charming restaurants, cafés, shops and bars. The beautiful open green spaces of Lammas, Boston Manor and Gunnersbury Park, along with a wide selection of exemplary schools.

- Period Conversion
- Three Double Bedrooms
- Two Bathrooms
- Moments from Elizabeth Lines
- Split Level
- No Onward Chain
- Double Glazing
- Service Charge: Ad Hoc
- Tenure: Share of Freehold
- Council Tax Band: D

ELTHORNE AVENUE

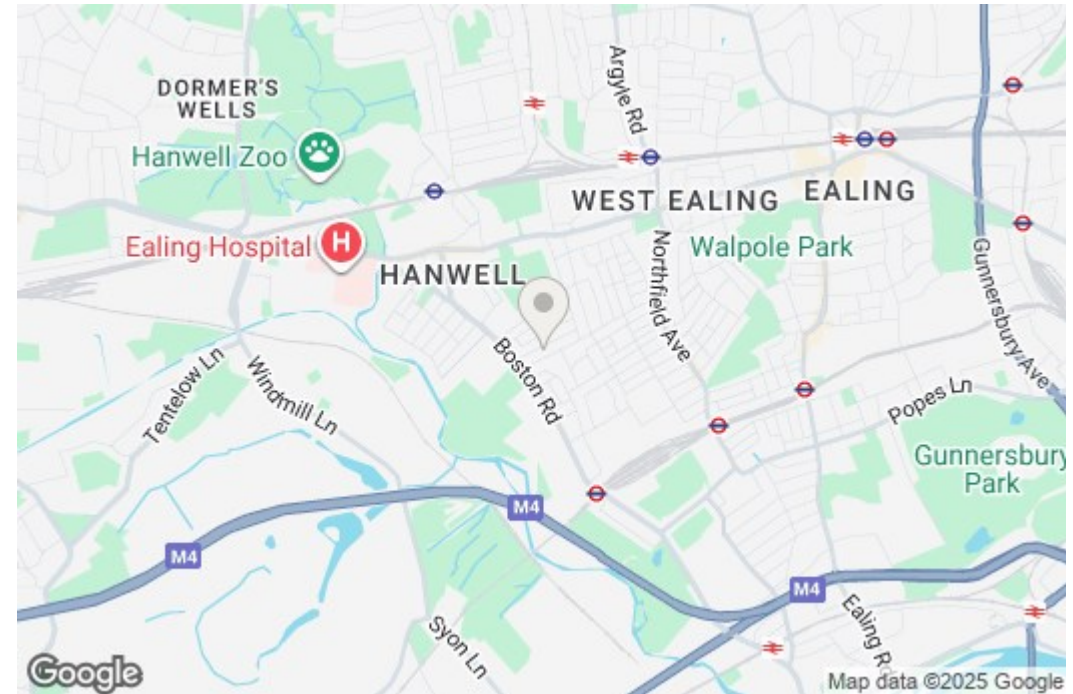
Approximate Gross Internal Area
857 sq ft / 79.60 sq m
(Excluding Eaves Storage)



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 23 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 569 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 265 SQ FT



Although every attempt has been made to ensure accuracy,
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.