



CLERKENWELL HOUSE, HILDA ROAD, SOUTHALL, GREATER LONDON, UB2

Guide Price: **£450,000**







## About the property

What the owners love:

Tall ceilings? Check. Period features? Check. Outdoor space? Check. Parking? Check. Next to the country but close to the city? Double check. What's not to love?

This spacious Victorian flat has provided us with the best of both worlds. Within close walking distance to Hanwell station and the Grand Union Canal. Just a stone throw away from Osterley Gardens, Syon House as well as Ealing Broadway.

We first fell in love with this property due to its carefully preserved period charm, renovated to modern standards. Our Mediterranean background meant that the patio was perfect for having brunch on a spring day or drinks with friends on a summers evening. The back door opens fully to seamlessly connect the open plan living room and kitchen to the outside, ideal for entertaining. The large windows also ensured that even in winter, there is always natural light flooding in.

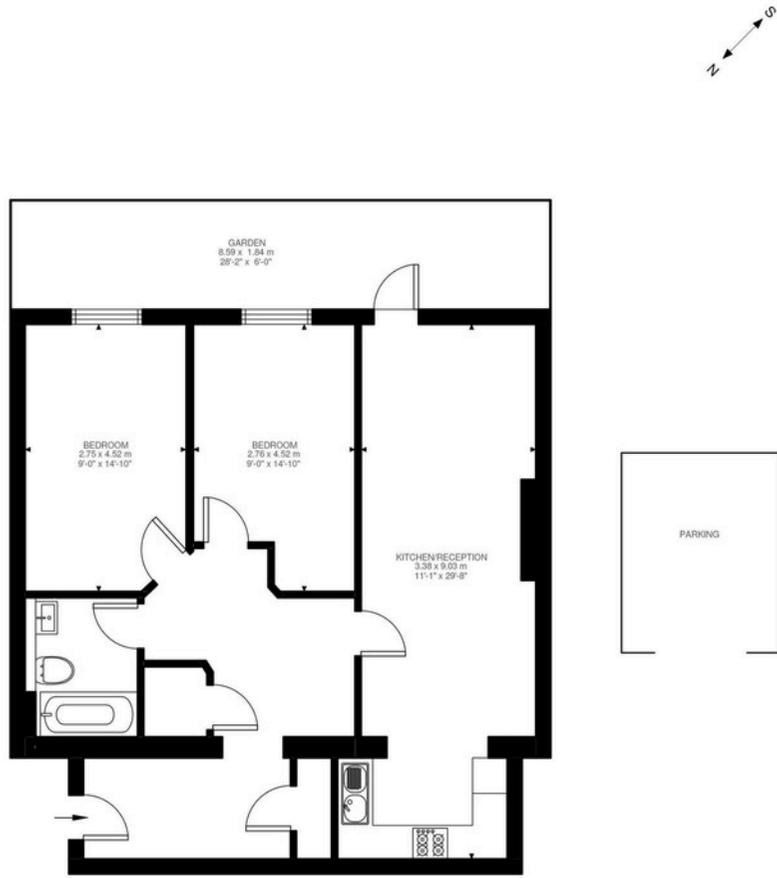


### Key features

- Beautiful Period Conversion
- Original Character & Charm
- Private Patio Garden
- Gated Development
- Off-Street Allocated Parking
- Lovely Communal Grounds
- Close to Elizabeth Line
- Surrounded by Green Spaces
- Chain-Free
- Buyer Information Pack Available

### Material information

- Tenure - **LEASEHOLD**
- Council Tax - **Band D**
- Guide Price - **£450,000**
- Lease Start Date - **01/01/2017**
- Lease Duration - **125 years**
- Lease Years Remaining - **116 years**
- Service Charge - **£2773.92 yearly**
- Ground Rent - **£439.75 yearly**



Ground Floor  
816 sq ft

Hilda Road, UB2  
Approximate Gross Internal Area  
75.81 SQ.M / 816 SQ.FT

Illustration for identification purposes only. Not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			