

19 Greenford Avenue, Hanwell, London, W7 1LD

020 8567 3219



Leasehold / Apartment

## 12 Osterley Views, West Park Road UB2 4UN £299,950

A recently refurbished, bright and spacious one bedroom top floor apartment within this Grade II listed building, located in an exclusive gated development on the Hanwell borders close to the new Crossrail link. Attractively offered with no onward chain.

### FEATURES

Top floor apartment with excellent loft storage  
1 Reception  
1 Bedroom  
1 Bathroom  
Video entry system  
Beautiful communal gardens  
Off-street parking  
CHAIN FREE  
413 sq ft  
Council Tax Band:  
C - £1,480  
Leasehold (95 Years)  
Service charge £1,824.18 PA  
Ground rent £150 PA





Leasehold / Apartment

## 12 Osterley Views, UB2 4UN

£299,950

A recently refurbished, bright and spacious one bedroom split level top floor apartment, located in an impressive converted Grade II listed building and gated community with off-street parking. Video entry system, well maintained communal gardens and cycle storage.

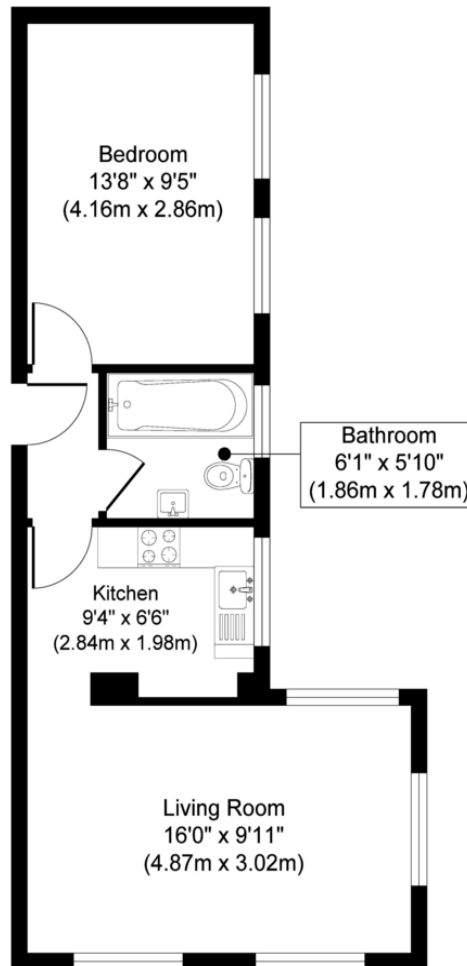
The apartment has been newly renovated featuring a new energy efficient Worcester combination boiler (with six years warranty), new LED lighting, power points with USB sockets, a new consumer unit and new floor covering throughout. The living area boasts southerly facing, triple aspect windows, allowing natural light to flood in with steps down to the fitted kitchen. The kitchen features a brand new hob plus microwave oven and washer/dryer. The contemporary tiled bathroom with white suite has a heated towel rail and glass shower screen. The generous light and airy double bedroom overlooks the gardens.

There are three access points to a large boarded loft space with sensor lighting. Superbly presented in a fresh neutral décor, an appealing first time home, an ideal town base or investment for immediate let, attractively offered CHAIN FREE.

Osterley Views is a popular development located on the Hanwell borders close to local amenities and transport links. Within easy reach of Hanwell mainline (forthcoming Crossrail). Various bus routes are immediately available along the Uxbridge Road into Ealing Broadway (Central line) Southall and Greenford with both Hanwell Mainline station and Boston Manor Piccadilly Line stations and Heathrow Airport all within easy access.



## 12 Osterley Views UB2 4UN



**Approximate Gross Internal Floor Area 413.46 sq. ft / 38.41 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		69	70
(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			