

19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219



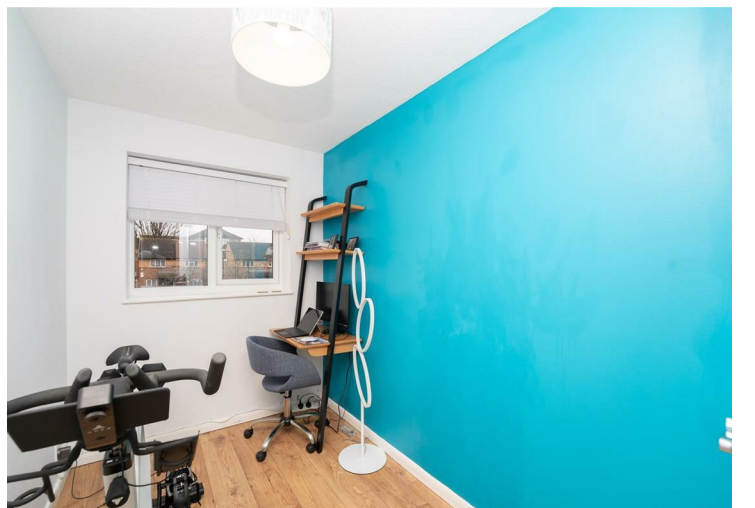
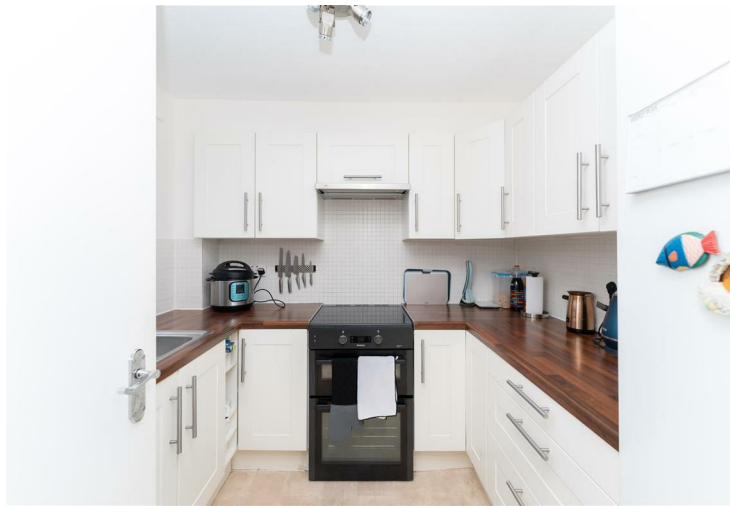
Leasehold / Apartment

12, Cubitt Square

£299,950

A superbly presented two bedroom apartment on the first floor of this small and well maintained modern block on the borders of Hanwell and Southall with ample off street parking.

- Two Bedroom First Floor Apartment
- Well Fitted Kitchen & Bathroom
- Recently Fitted Windows
- Excellent Condition
- Newly Laid Flooring
- Off Street Parking
- Long Lease



Leasehold / Apartment

Cubitt Square, UB2 4UA

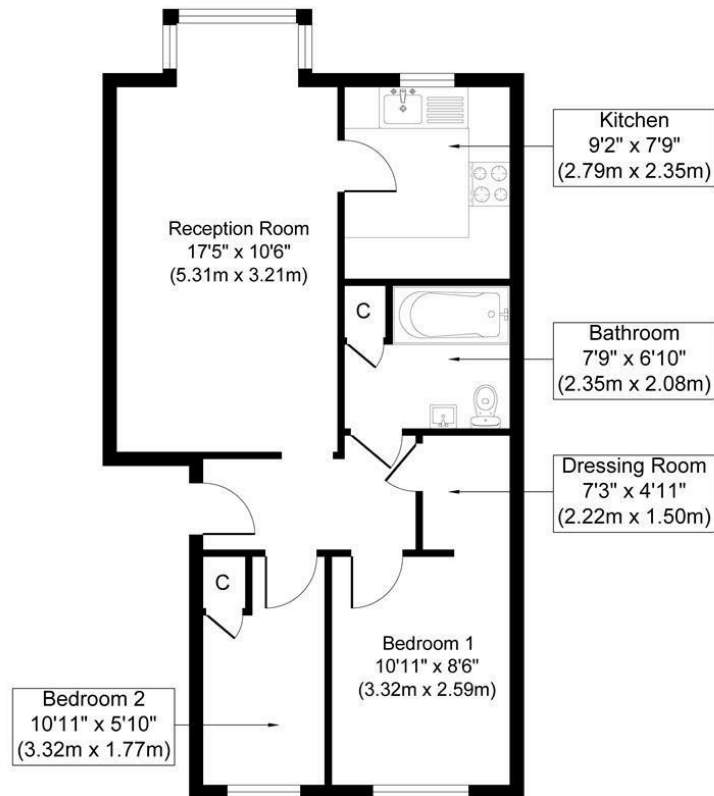
£299,950

This two bedroom apartment is on the first floor of a small block which has recently been upgraded with new windows and entry phone system. Internally the flat is in excellent condition having been recently redecorated with newly laid wooden flooring. Featuring two bedrooms, the main bedroom has an archway leading to a dressing area, well fitted kitchen and bathroom, electric heating, an extended lease and off street parking. In our opinion this property would make an ideal first time buy or investment opportunity.

Cubitt Square is a well established development served by local day to day shops. Conveniently situated close to the Uxbridge Road with various bus links into Greenford, Ealing and beyond. Hanwell Elizabeth Line Station is within easy reach offering speedy access into central London and Heathrow.



12 Cubitt Square UB2




Approximate Gross Internal Floor Area 558.10 sq. ft / 51.93 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	82
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Call us on

020 8567 3219

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.