



**Share of Freehold / Apartment**

## 81A, Beechmount Avenue

### £465,000

A newly converted, light, spacious 2 bedroom ground floor garden flat, with its own entrance and private south facing garden, presented to a high standard and offered with share of the freehold and immediate vacant possession.

- New conversion flat
- Own front entrance
- Light and airy living room with fitted kitchen zone
- Wide hallway with desk space
- Sparkling new bathroom
- Additional cloakroom/wc
- 2 good sized bedrooms
- South facing garden with side access
- Complete new services, windows and decor
- Share of freehold



**Share of Freehold / Apartment**

**Beechmount Avenue, W7 3AF**

**£465,000**

Newly converted from this 1930's period semi, this ground floor flat garden flat offers light and spacious accommodation and is superbly presented throughout. It features it's own private entrance, wide hallway with desk space, 2 good sized bedrooms, bathroom and additional cloakroom, large open-plan living room with an impressive lantern skylight and fitted kitchen zone with granite worktops. It features direct access onto a good sized, private south facing garden (and with side access) and use of the front garden. Offered in a fresh, smart neutral decor, with wood flooring throughout, new double glazing and gas central heating with designer radiators, the security of a half share of freehold and no chain.

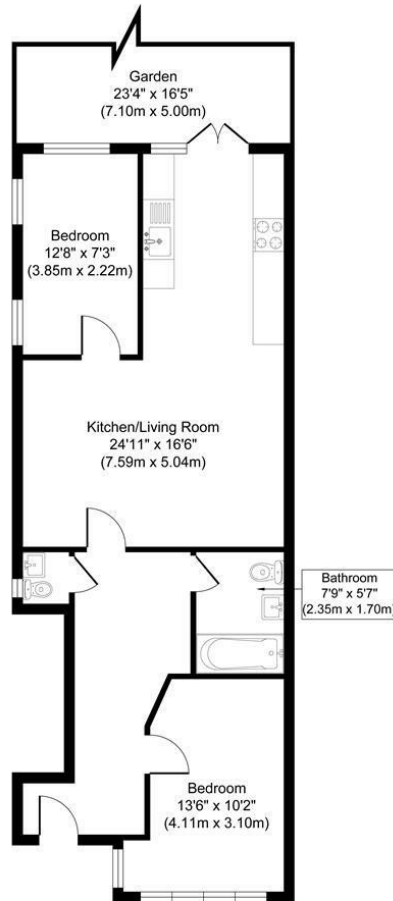
Situated on the south side of this wide, tree lined residential road, just off Greenford Avenue for a good range of local shops and eateries and with bus services immediately available to Ealing Town Centre with multiple transport links and Hanwell station for the Elizabeth Line (also within walking distance). The area is also served by well regarded schools (including Mayfield primary and Drayton Manor secondary) and the green open spaces of Brent Valley golf course through to Brent Valley (Bunny) park, are easily accessible.



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



81 Beechmount Ave W7



Approximate Gross Internal Floor Area 712.85 sq. ft / 66.22 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
produced by jcpstudio.com

Council Tax Band

Energy Performance Graph

| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         | 77      | 77        |
| (69-80) <b>C</b>                            |                         |         |           |
| (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 |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

Call us on

020 8567 3219

hanwellsales@sintonandrews.co.uk

www.sintonandrews.co.uk

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.