



Leasehold / Maisonette

28, Hathaway Gardens

£479,950

A bright, spacious and immaculately presented, 2 bedroom ground floor maisonette with its own entrance and excellent sized, private gardens in this ever popular location close to Drayton Green.

- 1930's built ground floor maisonette
- Own front entrance
- Light and airy living room
- 2 good bedrooms
- Fully equipped fitted kitchen
- Stylish modern bathroom
- High standard of finish and decor
- GCH&D/G throughout
- Large front and rear gardens (potential for OSP)
- Long leasehold



Leasehold / Maisonette

Hathaway Gardens, W13 0DH

£479,950

This bright and spacious ground floor 1930's built maisonette, is impeccably presented throughout in a smart neutral décor, complimenting light oak wood flooring and featuring gas central heating (Vaillant combi boiler) and full, quality double glazing including bi-folding doors to the garden. It boasts its own private front entrance, hallway with 2 good sized storage cupboards, a light and airy living room, with wide bay window and attractive limestone feature fireplace (with cosy gas coals). There are 2 good bedrooms (the master opening onto the garden), sparkling modern bathroom suite with natural light and a fully equipped (with quality appliances) stylish white gloss fitted kitchen, with grey stone worktops and glass splash-backs, also accessing the garden. Outside there is a deep lawned front garden, (offering obvious potential to pave, for off street parking) with valuable, secure side access and an excellent sized rear garden with a well tended lawn and unoverlooked, open aspect. The property is protected by a long lease (950+years) and has been meticulously maintained by it's current owner, throughout.

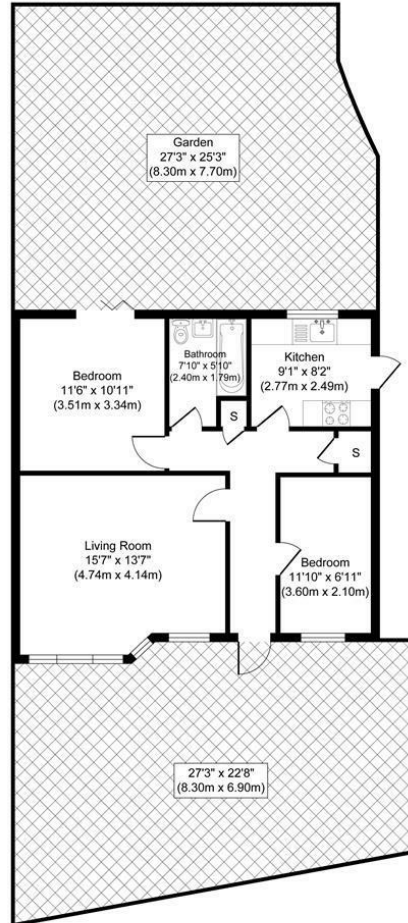
Situated in this tree lined residential road, within walking distance of both Drayton Green and West Ealing station for the Elizabeth Line and the Waitrose superstore next door. Various bus services into Ealing Town centre, are available via Drayton Bridge Rd and Greenford Avenue with day to day shops and eateries, is also close at hand. The area is also served by well-regarded local schools. The lovely green open spaces of Scotch Common, Pitshanger Park and ever popular Pitshanger Lane, with it's village feel, excellent range of local shops, coffee shops, bars and restaurants, are all within easy walking reach (Pitshanger Lane is approximately a 10minute walk).



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28 Hathaway Gardens, London W13 0DH



Approximate Gross Internal Floor Area 647.01sq. ft / 60.11 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	70	77

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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.