

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

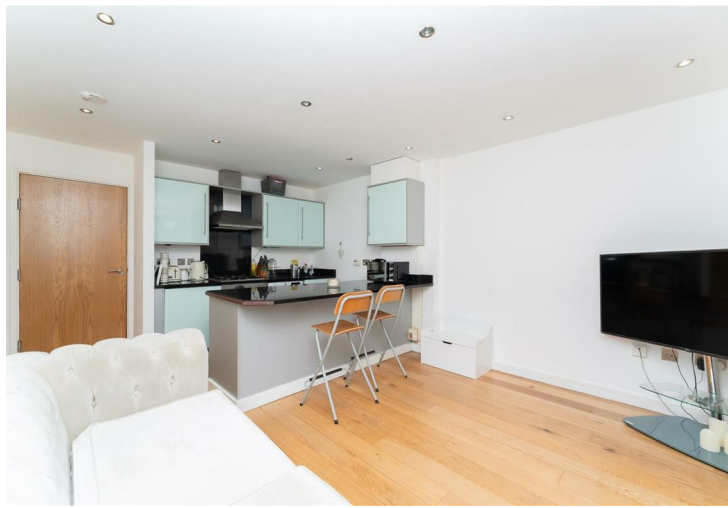


**Leasehold / Apartment**

## 1 Inspire Court, Wellmeadow Road £399,950

A well presented ground floor apartment with secure underground parking which is well located for local shops, restaurants and Boston Manor Piccadilly Line station. Brentford Main Line station is also within easy walking distance.

- Secure Underground Parking
- Low Outgoings
- Modern Kitchen
- Double Bedroom
- Gas Central Heating
- Chain Free



**Leasehold / Apartment**

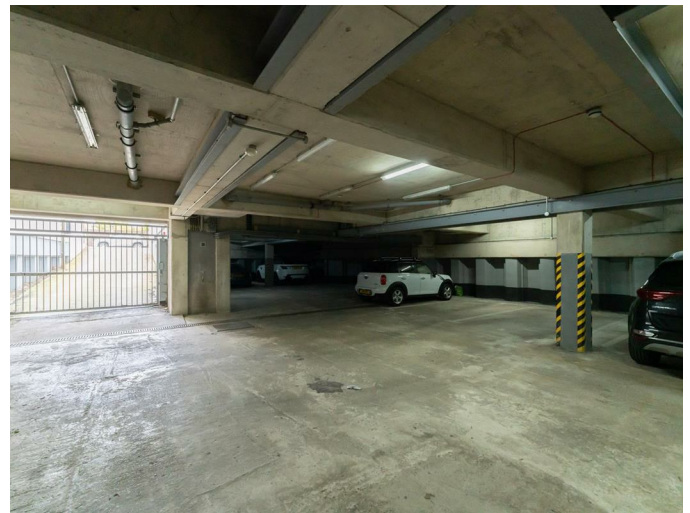
# Wellmeadow Road, W7 2AZ

£399,950

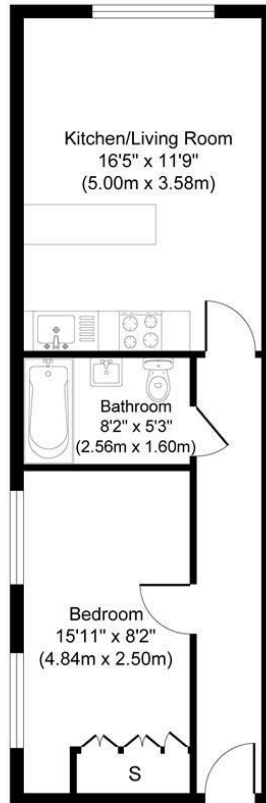
This well maintained ground floor apartment offers a double bedroom, lounge with a well equipped kitchen zone and modern bathroom.

The apartment benefits from an entry-phone system, gas central heating, wooden flooring plus the additional benefit of an allocated space in the gated underground car park. Attractively this property is Chain Free.

Conveniently located close to local shops, restaurants, schools and Boston Manor Piccadilly Line station. The green open spaces of Elthorne Park and fields leading to the Grand Union Canal are within a couple of minutes walk.



## Inspire Court, Wellmeadow Rd, London W7 2AZ




**Approximate Gross Internal Floor Area 425.17 sq. ft / 39.50 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) <b>A</b>			
(81-91) <b>B</b>		<b>79</b>	<b>79</b>
(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.