

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



Leasehold / Apartment

34, Rosebank Road

£479,950

An extended and superbly presented two bedroom garden flat, with the added bonus of a basement, located in ever popular Old Hanwell. Attractively offered Chain Free.

- Chain Free
- Superbly Presented
- Two Bedrooms
- Open Plan Kitchen/Living Room
- Oak Flooring Throughout
- Private Low Maintenance Front & Rear Garden
- Rear Extension
- Basement
- Double Glazing
- Long Lease (980 years)



Leasehold / Apartment

Rosebank Road, W7 2EN

£479,950

This stunning two bedroom apartment has been extended at the rear, providing bright spacious accommodation which is beautifully presented in smart neutral décor and oak wood flooring throughout. The open plan living room has a modern fitted kitchen zone which leads onto the reception room which is flooded with natural light with double doors onto the garden. The main bedroom has fitted wardrobes and fitted wooden shutters, from the second bedroom is a door leading to the garden. Further benefiting from a modern, fully tiled bathroom, gas central heating, double glazing and the added bonus of a large basement room, ideal for storage. Outside is the front garden and to the rear a large, low maintenance garden and side return, which offers the potential for further extension should this be required.

Situated on this popular wide and treelined, residential road in the heart of Old Hanwell. Pleasant canal side walks, green open spaces including Sandy Park, Osterley and Elthorne parks, along with good local pubs, shops and eateries are all close at hand. Various bus routes are available locally, both Boston Manor Piccadilly line and Hanwell Elizabeth line station are within easy reach.

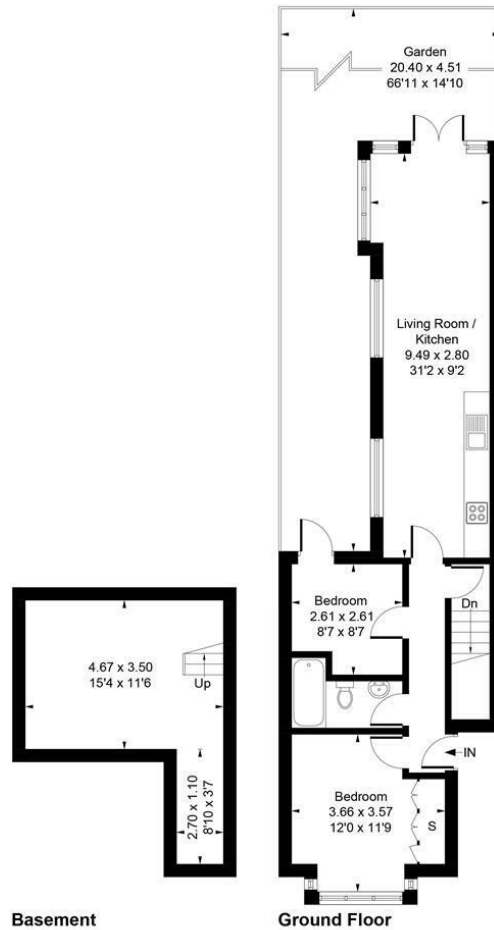


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Approximate Gross Internal Area
75.14 sq m / 809 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Produced by jcphotographystudio.com

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	70	77
(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

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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.