

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



**Share of Freehold / Apartment**

**17, Conolly Road**  
**£525,000**

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

- New ground floor conversion flat
- 2 bedrooms
- 2 bathrooms
- Spacious reception room
- Stylish fitted kitchen zone
- Private S/F garden
- Superb decor and finish
- GCH&DG
- Freehold share
- Chain free



**Share of Freehold / Apartment**

# Conolly Road, W7 3JW

£525,000

Newly converted from this handsome Edwardian period home, this ground floor flat garden flat offers light and spacious accommodation and is superbly presented, decorated and finished to a high standard throughout. It features a large open-plan living room with a wide bay window and an impressive and well equipped, 'sage green' matt fitted kitchen zone with light Quartz stone work surfaces. There is a deep hallway with excellent storage, boiler cupboard (brand new combi-boiler) with a side door to the garden, a stylish shower room (with quality Grohe fittings), 2 good sized bedrooms - the master at the rear with an en-suite shower-room and opening onto a low maintenance, private south facing garden (with valuable rear access) and use of the front garden.

Offered in a fresh, smart neutral decor, with a high quality Swiss, light grey flooring throughout, new double glazing and gas central heating with designer radiators, the security of a half share of freehold and no onward chain.

Situated in this sought after, peaceful tree lined street, with a pleasant leafy open outlook across to 'Conolly Dell' rest gardens and convenient for local shops, pubs, eateries and various regular bus services along Hanwell Broadway. Hanwell mainline station (Elizabeth line) is literally a few minutes walk away and provides speedy access to The City and Heathrow. The area is served by a number of well regarded schools and the green spaces of Conolly Dell, Brent Lodge (Bunny) park and Brent Valley golf course, plus the Grand Union canal, are all close at hand.



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# Flat 1, 17 Conolly Road, Ealing, W7

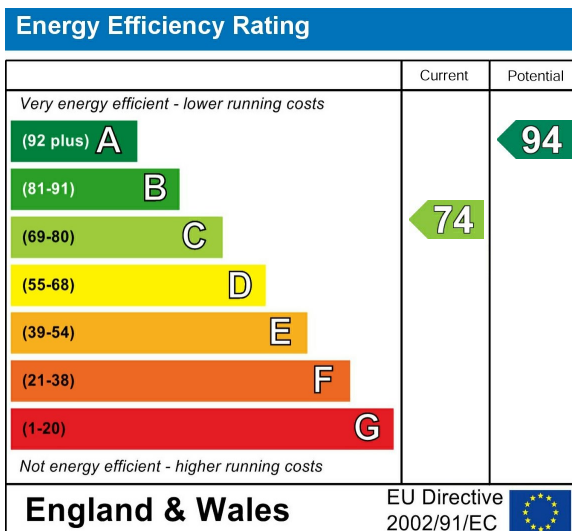
Approximate Gross Internal Area  
63.05 sq m / 679 sq ft



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

## Energy Performance Graph



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.