

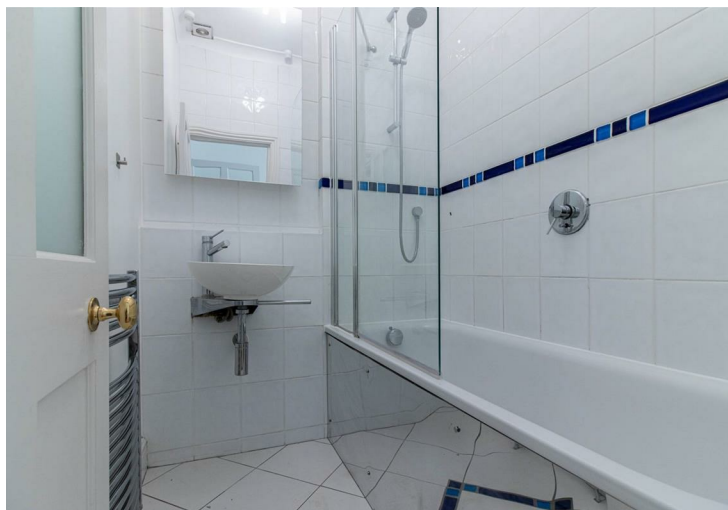


Share of Freehold / Apartment

Ground Floor Flat, 106, Drayton Bridge Road

An extended ground floor conversion flat, offering light and spacious living space, 2 double bedrooms and a lovely private South-facing garden, in this convenient location close to Hanwell and West Ealing for the Elizabeth Line. Offered with the security of a share of the freehold, a long lease and no onward chain.

- Ground floor garden flat
- Light and airy living/dining areas
- 2 double bedrooms
- Modern bathroom/seperate wc.
- Fitted kitchen
- Well decorated throughout
- GCH&DG
- Lovely, private S/F garden
- Share of freehold+996 year lease
- Chain free



Share of Freehold / Apartment

Drayton Bridge Road, W7 1EP £475,000

A rare opportunity to acquire this ground floor conversion flat, in this Edwardian period 'linked semi-detached' property, boasting high corniced ceilings and enhanced by an extension and with a wonderful private south-facing. It features exceptionally spacious accommodation including 2 double bedrooms, fitted kitchen with a Belfast sink and solid wood worktops (appliances negotiable), modern bathroom with attractive wash basin and separate wc. and a lovely, light and airy reception room (with lounge and dining areas) with French doors opening onto the garden. Outside features a good sized, mature, sunny south facing garden, with lawn and patio areas, plus use of the front garden. Well presented throughout in a smart neutral decor, complimenting wood floors and fitted carpets, warmed by GCH (recently replaced Vaillant combi-boiler) and full double glazing. With the security of a share of freehold and a long lease, plus no onward chain this is an appealing first time home.

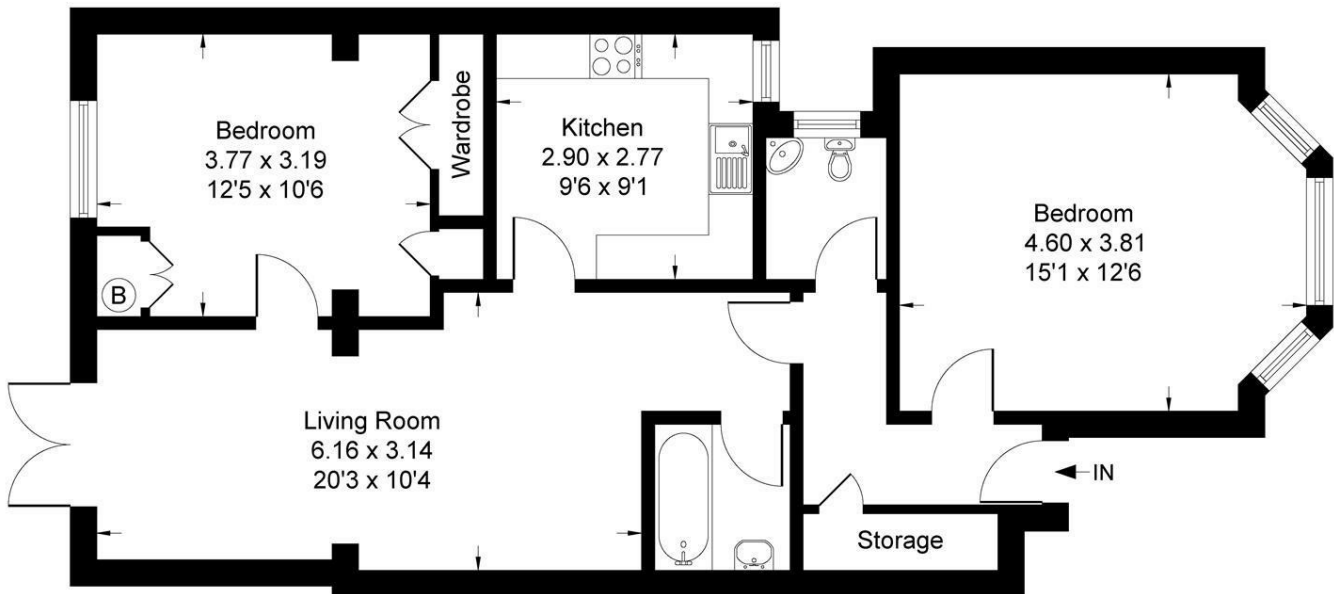
Situated in this convenient location, on the south side of this wide tree lined road, on the fringes of popular 'Poets Corner'. Immediately served by regular bus services to Ealing Broadway (with multiple transport links) and within easy walking distance from Hanwell mainline station (and also West Ealing) for the excellent Elizabeth Line (for speedy access to The City and Heathrow). The highly regarded Drayton Manor Secondary school is literally just along the road and both popular Hobbayne Primary and St. Josephs' (R.C.) schools are close at hand. A good range of local shops, eateries, plus various bus services are available on Greenford Avenue, also the green spaces of Drayton Green, Brent Valley (Bunny) park and golf course are all close at hand.



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



Approximate Gross Internal Area = 71.73 sq m / 772 sq ft



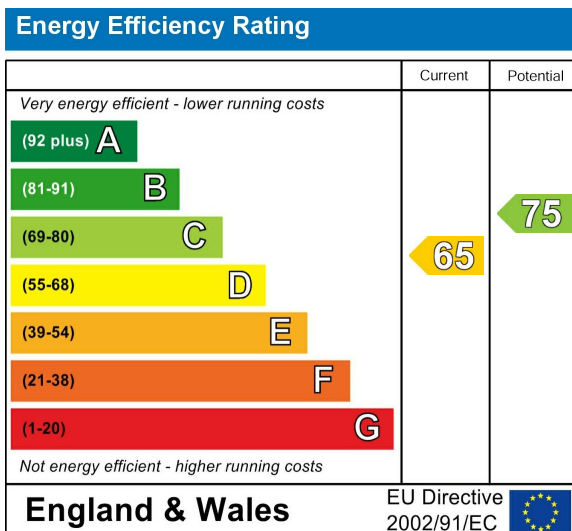
Ground Floor

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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Council Tax Band

C

Energy Performance Graph



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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.