



**Leasehold / Studio**

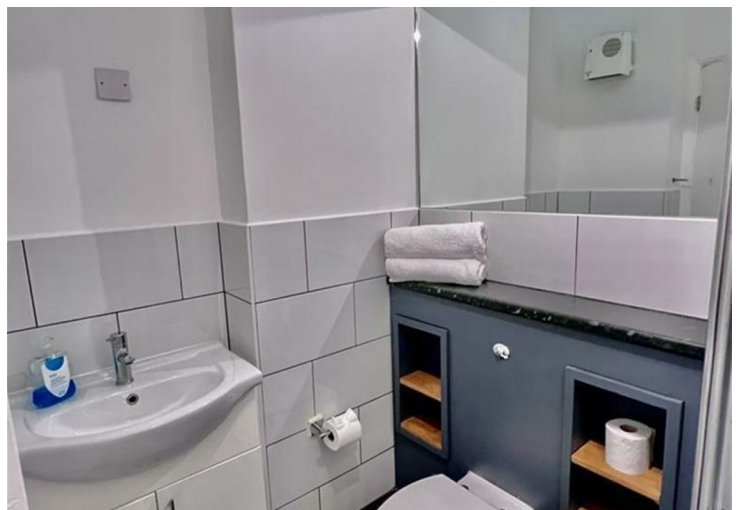
## 111, Abbeyfields Close

### £220,000

A rare opportunity to acquire this keenly priced second floor studio apartment, in this well established purpose built block, boasting a peaceful, leafy rear aspect, use of well kept communal gardens and gated allocated parking, close to Park Royal and Hanger Lane. Attractively offered chain free.

- Purpose built 2nd floor flat
- Light and airy studio room
- Fitted kitchen
- Modern bathroom
- Well presented throughout
- D/G & electric heating ( 5yrs old)
- Excellent loft storage space
- Use of communal gardens
- Allocated gated parking
- Chain free







**Leasehold / Studio**

# Abbeyfields Close, NW10 7EG

## £220,000

Securely situated on the second floor of this well established purpose built block, boasting spacious accommodation including hallway with solid wood flooring and excellent loft storage over, a light and airy studio room with a peaceful leafy rear aspect and recently fitted grey carpeting, opening onto a smart fitted kitchen and a modern bathroom suite with natural light. Well presented in a smart neutral decor, featuring an entryphone, efficient electric heating (replaced approx 5yrs ago) and full double glazing. Outside there is a well kept communal garden and gated, allocated off street parking. Attractively offered chain free.

Situated in this peaceful cul-de-sac development, conveniently placed for both Park Royal (Piccadilly) and Hanger Lane (Central) line tube stations for speedy access to The City and Heathrow airport. A good range of local shops and eateries, plus various regular bus services into Ealing Broadway and the popular Westfield shopping centre at Shepherds Bush, are all within easy walking distance and easy road access to the A40/M40 and the A406, is also close at hand. The area is also served by green open spaces including Hanger Hill park and golf course.



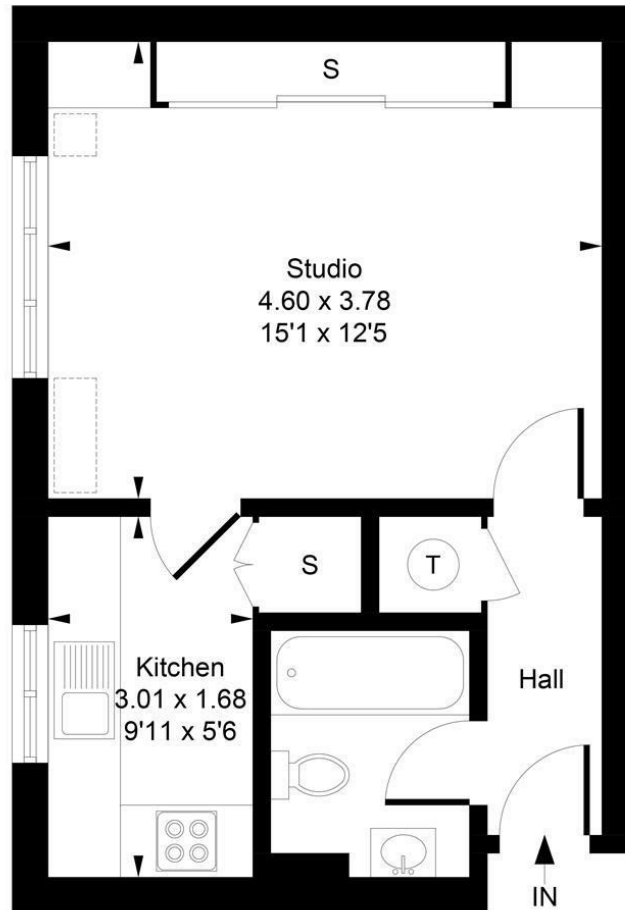


19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



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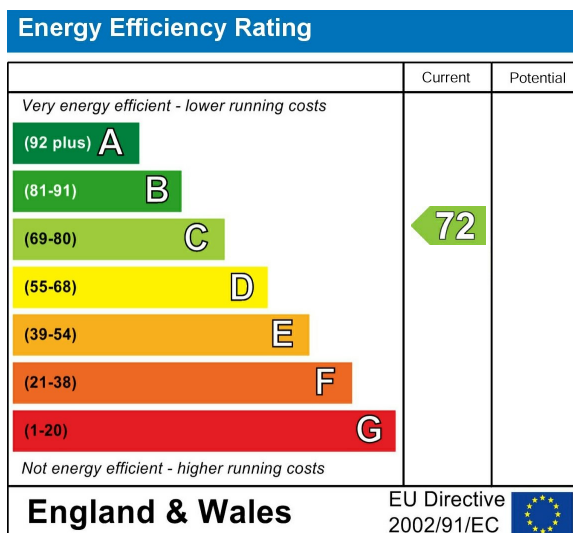
Approximate Gross Internal Area  
31.6 sq m / 340 sq ft



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



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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.