



**Leasehold / Apartment**

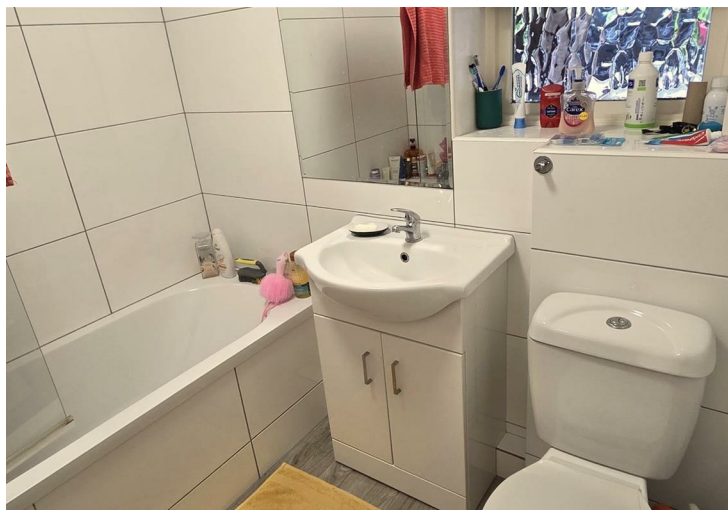
## 120, Abbeyfields Close

### £320,000

A rare opportunity to acquire a ground floor apartment, in this well established purpose built block, boasting a private patio, use of well kept communal gardens and allocated parking, close to Park Royal and Hanger Lane. Attractively offered chain free.

- Purpose built ground floor flat
- Light and airy reception room
- Fitted kitchen
- Modern bathroom
- Double bedroom
- D/G&GCH
- Well presented throughout
- Private patio and communal gardens
- Allocated parking space
- Chain free







**Leasehold / Apartment**

# Abbeyfields Close, NW10 7EG

## £320,000

Conveniently situated on the ground floor of this well established purpose built block, boasting spacious accommodation including hallway with storage cupboard, a light and airy living room with solid wood flooring, opening onto a private patio area and a well equipped fitted kitchen/breakfast room. There is a double bedroom with a built in wardrobe, neutral fitted carpet and with a peaceful leafy rear aspect, and a modern bathroom suite with natural light. Well presented in a smart neutral decor, featuring an entryphone, GCH (Vaillant combi boiler) and full double glazing, use of well kept communal gardens and 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.



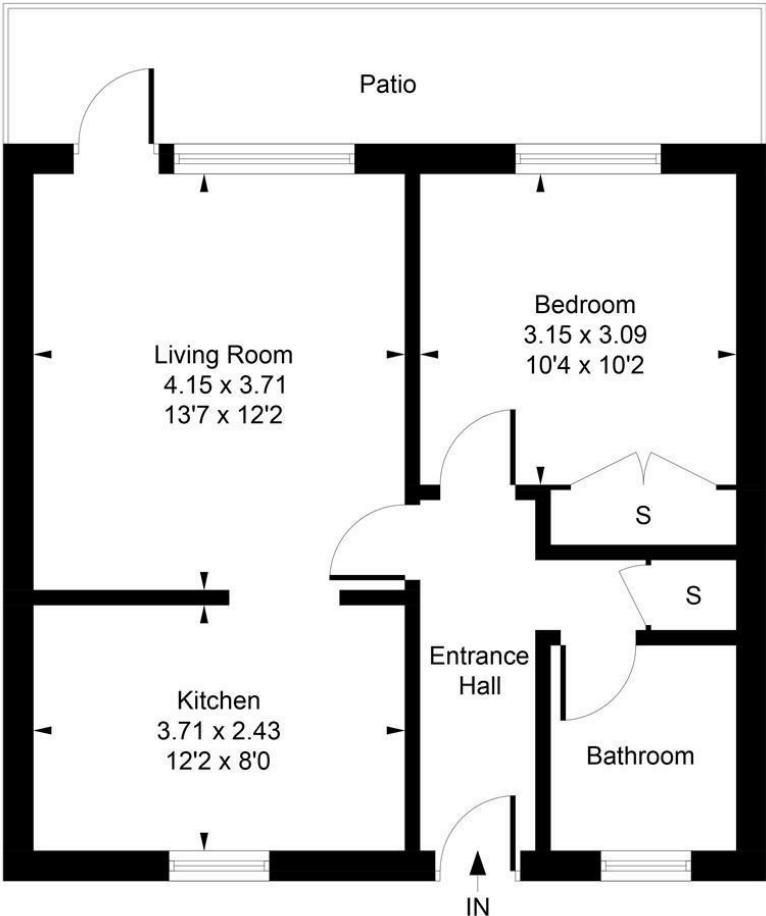


19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**120 Abbeyfields Close, NW10 7EG**

Approximate Gross Internal Area  
45.16 sq m / 486 sq ft

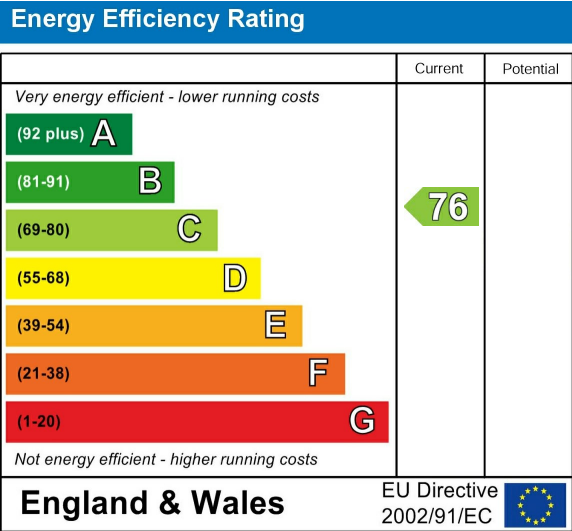


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used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

Council Tax Band

**B**

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.