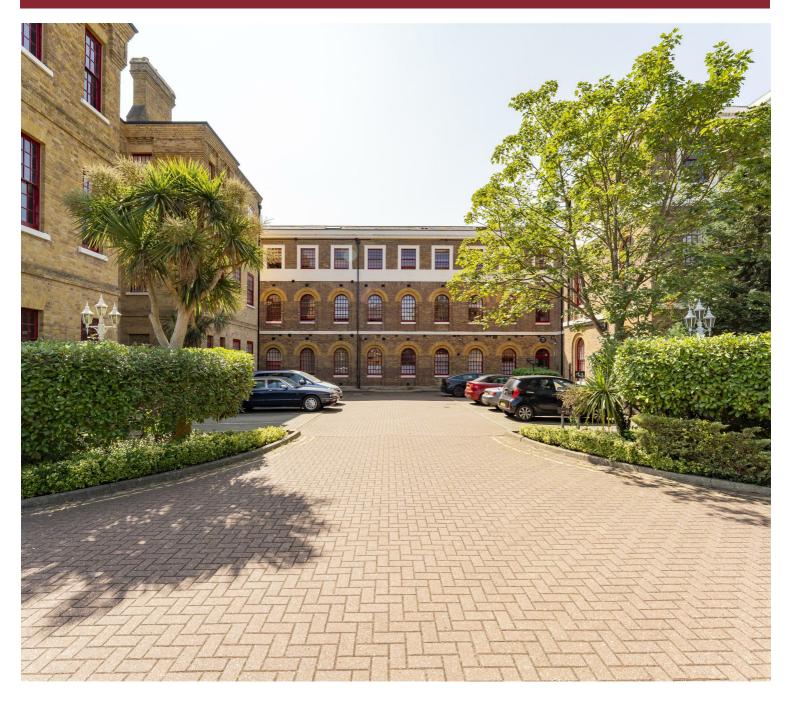
### 19 Greenford Avenue, Hanwell, London, W7 1LD 020 8567 3219





#### **Leasehold / Apartment**

# 24 Osterley Views, West Park Road £629,950

A rare opportunity to purchase this unique seven bedroom, three bathroom split level, penthouse apartment on the second floor of this imposing Grade II listed building. Offering vast and flexible living space of just under 2500 square feet. Chain Free.

- Exceptional Duplex Penthouse Apartment
- Six Double Bedrooms Plus One Single Bedroom
- · Three Bathrooms
- · Secure Gated Development
- · Off Street Car Parking
- Extended Lease 180 years+ Remaining
- · Well Maintained Communal Gardens
- · Easy Access to The Elizabeth Line
- · Chain Free











#### **Leasehold / Apartment**

## West Park Road, UB2 4UN £629,950

An incredibly spacious split level flat located on the second floor of this attractive Grade II listed building. On the lower level is a bright, spacious reception room with attractive wooden flooring, a well fitted and equipped kitchen, three doubles and one single bedroom plus two bathrooms. On the upper level are three, light and airy double bedrooms plus a third bathroom.

This fabulous apartment benefits from gas central heating, a video entry phone system, attractive, well maintained communal gardens and gated off road parking, plus the security of an extended lease of over 180 years with zero ground rent.

Osterley Views is a popular, well established development set within well maintained, landscaped gardens. Situated just off the Uxbridge Road, close to local amenities and various transport links. Also within easy reach of Hanwell Elizabeth Line and Boston Manor Piccadilly Line stations.



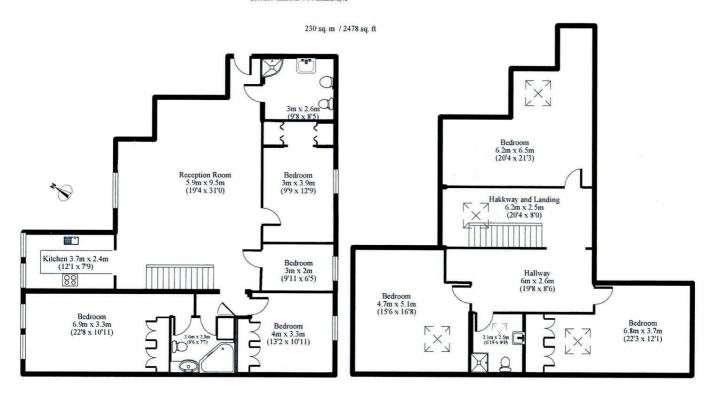


## 19 Greenford Avenue, Hanwell, London, W7 1LD 020 8567 3219



#### 24 OSTERLEY VIEW UB2 4UN

winast every attempt has ober maue to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no repositivity is taken to any error, omission, or mis-statement. This plan is for illustrative purpose only and shoul not been tested and no guarantee prospective purchaser. The service, system and applications shown have not been tested and no guarantee as to their operability or efficiency can be given (2) PRENTULE LET TO WOW homesturevich.



#### Council Tax Band

F

#### **Energy Performance Graph**

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs (92 plus) A  (81-91) B  (69-80) C  (55-68) D  (39-54) E		<b>5</b> 9	68
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

#### Call us on

#### 020 8567 3219

### hanwellsales@sintonandrews.co.uk www.sintonandrews.co.uk

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.