

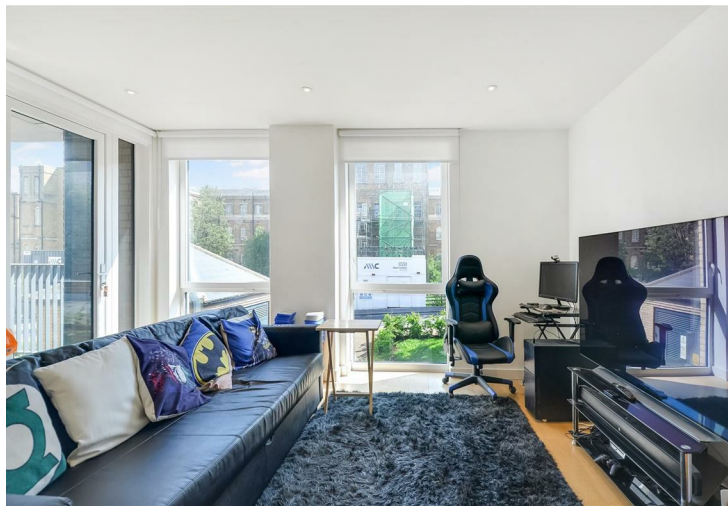


Leasehold / Apartment

Flat 50, Kinglake House, Denman Avenue

A superbly presented, bright and spacious first floor apartment located within this recently built development, served by a lift and benefiting from use of communal roof gardens, on the Hanwell borders within easy reach of the Elizabeth Line. Attractively offered CHAIN FREE.

- Stunning 1st floor flat with lift
- Bright, spacious accommodation
- Open plan living room
- Well equipped fitted kitchen zone
- Double bedroom with fitted wardrobes
- Smart bathroom suite
- As new condition and decor
- Efficient electric heating and double glazing
- Communal roof terraced garden
- Chain free



Leasehold / Apartment

Denman Avenue, UB2 4GA

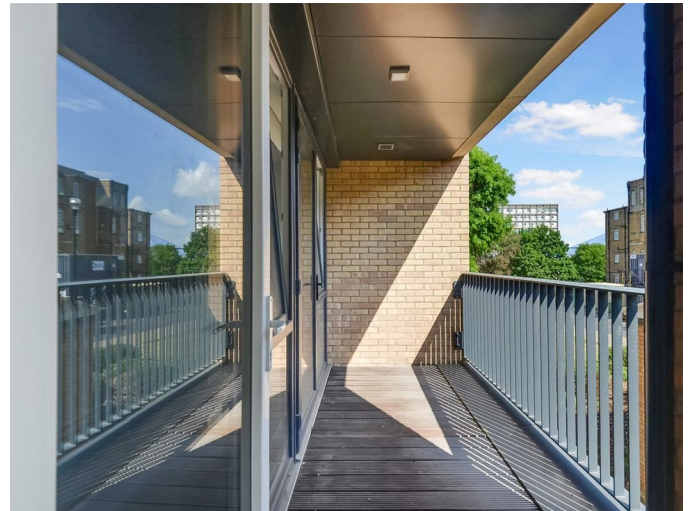
£337,000

A bright, spacious and superbly appointed one bedroom, first floor apartment served by a lift. Impeccably presented (as new) with a wealth of high specification fixtures and fittings with direct access to a good size private balcony, from both the lounge and bedroom.

The accommodation comprises a wide hall way with a utility cupboard housing the washing machine, an open plan living room with a well equipped kitchen zone (with integrated 'Bosch' appliances: fridge/freezer, dishwasher, washing machine, oven with electric hob), double bedroom with a range of fitted wardrobes and a smart modern bathroom. Further benefits include a secure entry phone system, efficient electric heating, high performance double glazing. Outside are secure bicycle lockers, near direct access to a lovely landscaped communal roof garden. Attractively offered chain free this property would make an ideal first time buy or investment to let.

We understand the property is also available for a shared ownership scheme (subject to Peabody Housing Association's criteria, further information available) along with the 100% purchase price as advertised.

Conveniently placed, tucked away behind the Uxbridge Road on the borders of Hanwell, within easy reach of Hanwell Broadway and the excellent Elizabeth Line station (0.7 miles) for speedy access to Ealing, Paddington, the West End, Heathrow and the West. Boston Manor (Piccadilly Line tube) is also easily accessible, with various bus services immediately available towards Brentford and also to Ealing Town Centre. The A4/M4 and A40 nearby mean easy access to wider west/south-west London and beyond. A few minutes' walk away is the picturesque Grand Union Canal, the River Brent, and lovely green open spaces, including The Meadow, through to Brent Lodge Park and Brent Valley golf course.

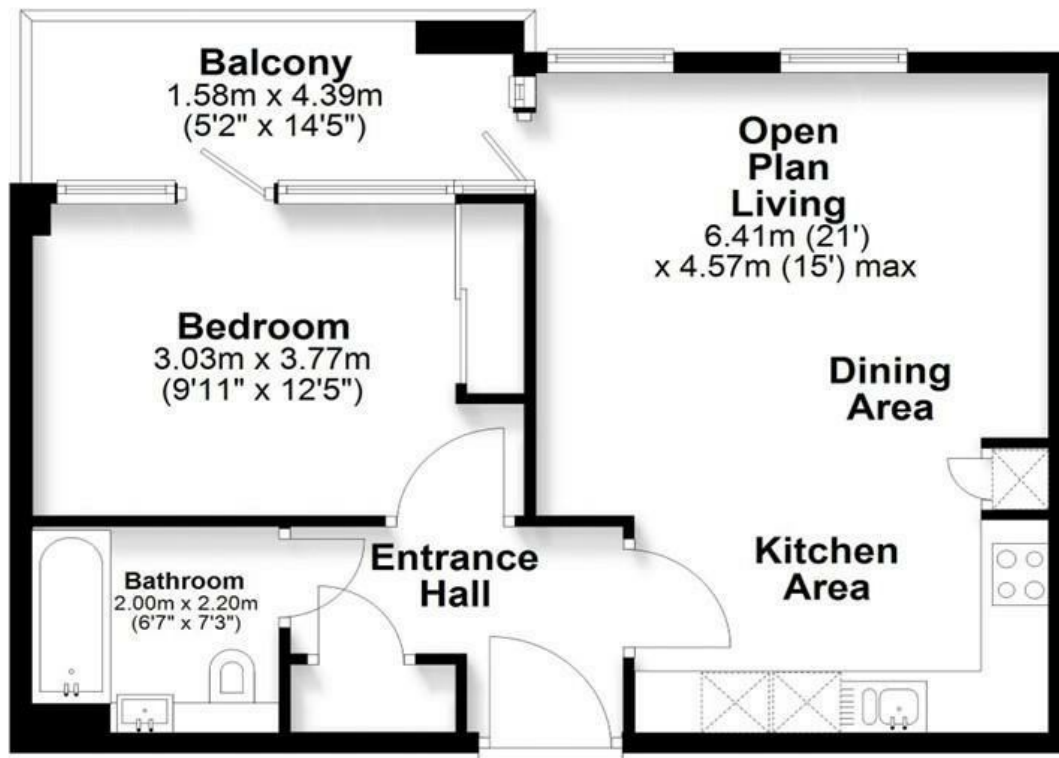


19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219



First Floor Apartment

Approx. 52.3 sq. metres (562.7 sq. feet)




Whilst every attempt has been made to ensure the accuracy of the floor plans, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser/tenant. The services, systems and appliances listed in this specification have not been tested by Oliver Rennalls or any representative of Oliver Rennalls and no guarantee as to their operating ability or their efficiency can be given.
Copyright: Oliver Rennalls Date Prepared - May 2025

Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(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.