



Leasehold / Maisonette

York Mansions, York Avenue

£445,000

A rare opportunity to acquire this superbly presented and exceptionally light and spacious upper floor, period maisonette, with the valuable bonus of a good sized private garden and excellent loft space, in this sought after location literally moments from Hanwell Station, for the Elizabeth Line.

- First floor period maisonette
- 2 bedrooms
- Light and airy living room
- Modern bathroom
- Newly fitted kitchen
- Excellent loft space
- Potential to extend
- Good sized private garden
- Excellent decorative order
- Long lease



Leasehold / Maisonette

York Avenue, W7 3HT

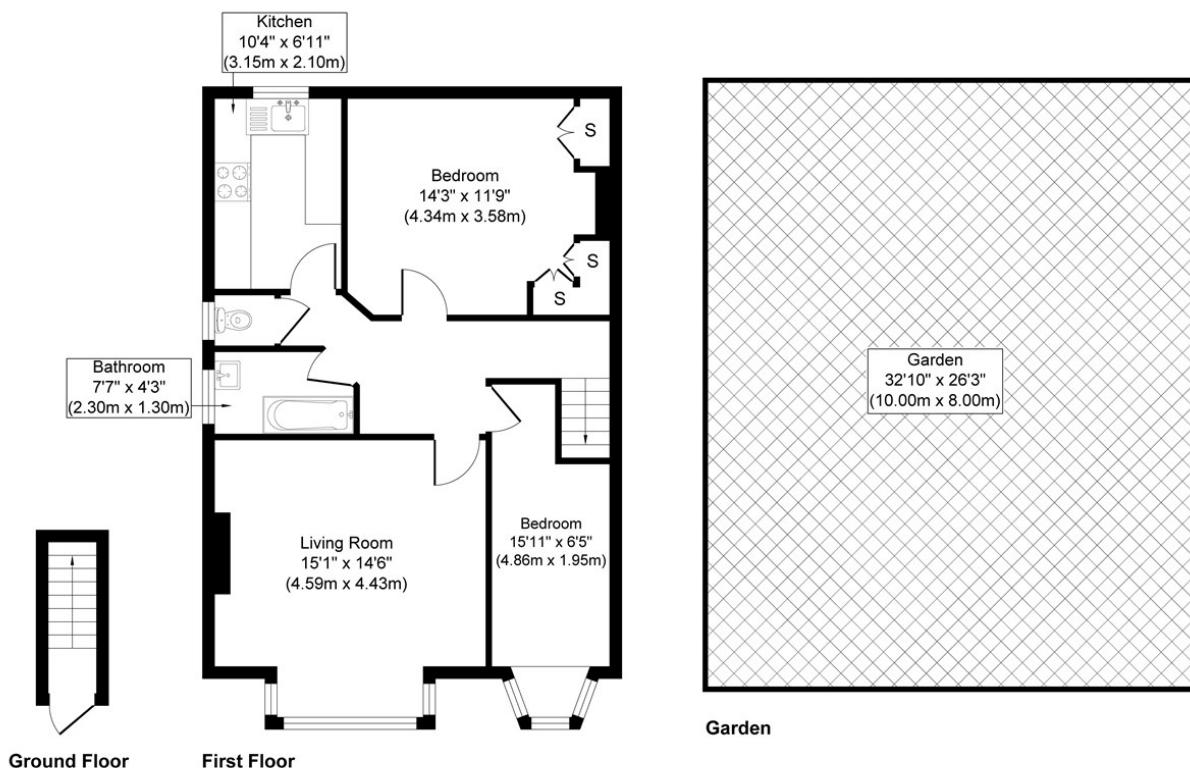
£445,000

A rarely available 1930's purpose built, first floor maisonette, just by the Elizabeth Line. Offering bright and spacious accommodation and superbly presented throughout. Featuring a wide landing with storage and access to a large loft space, recently insulated and boarded and with valuable potential for extension (subject to the usual consents), an exceptionally light and airy bay fronted living room with period fireplace and alcove shelving, two bedrooms - the main at the rear, with a good range of fitted wardrobes and overlooking the garden, modern bathroom/separate wc (with natural light) and a smart, recently fitted and well equipped, light grey 'Shaker style' kitchen. Outside there is a good sized mature private garden to the rear, with lawn and decked patio area, enjoying a sunny Westerly aspect and with valuable, secure side access. Offered in excellent decorative order with wood floors and recently fitted carpets, boasting full double glazing (with the majority being recently upgraded) and gas central heating with renewed and additional radiators. Also with the security of a long lease and with low outgoings, this is a most appealing home or first property.

Situated in this residential road, on the fringes of sought after Hanwell Village, ultra-convenient for Hanwell Elizabeth Line station (literally within a 2 minute walk) offering speedy access the Ealing Broadway, Heathrow and The City. The lovely green open spaces of Brent Valley (Bunny) park and golf course are close at hand, as are local shopping parades including a Lidl, Sainsburys and Tesco's supermarkets, plus various eateries and regular bus services to be found along Hanwell Broadway. The property is also within close proximity of popular St.Josephs (R.C) and Hobbayne primary and Drayton Manor secondary, schools.



12 York Mansions York Ave W7 3HT



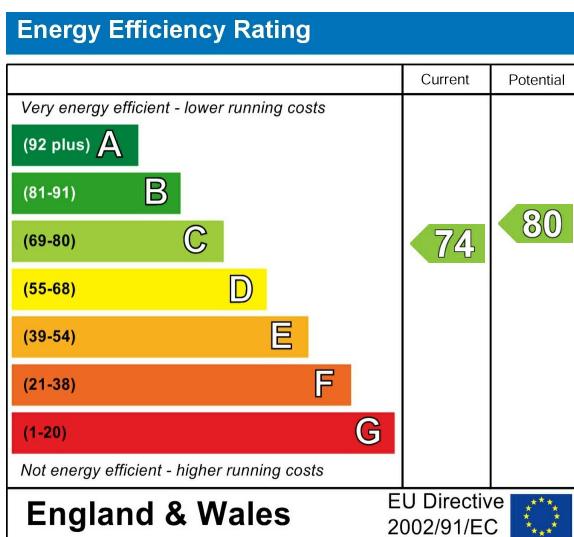
Approximate Gross Internal Floor Area 692.74 sq. ft / 64.35 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
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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.