



**Share of Freehold / Apartment**

**22, Balfour Avenue**  
**£459,950**

An opportunity to purchase a rarely available garden flat in this desirable, tree lined residential road within a few minutes walk of Hanwell Elizabeth Line station.

- Private South West Facing Garden
- Share Of Freehold
- Character Features
- Gas Central Heating
- Double Glazing
- Excellent Condition
- Potential To Extend
- Moments From Elizabeth Line



**Share of Freehold / Apartment**

## Balfour Avenue, W7 3HS

£459,950

This spacious ground floor conversion flat offers bright and spacious accommodation which is beautifully presented throughout. To the front is a large double bedroom with wooden shutters fitted to the bay window, the reception room has a feature fireplace, coving, wooden flooring with a door onto the garden. To the rear of the property is a well fitted kitchen with a door onto the garden and a utility area with separate shower room.

Outside is a glorious, private and sunny South West facing garden which is mainly laid to lawn with flower borders, a paved patio and side access, offering potential for the addition of a garden room/office. With a share of freehold, low outgoings and potential for a rear extension this appealing property would make an ideal first time home.

Situated in this sought after residential road on the fringes of Hanwell Village, literally moments from Hanwell Elizabeth Line station offering easy access to Central London. Lovely green open spaces at Brent Valley (Bunny) park and golf course are close at hand with various shops, supermarkets and eateries available on Greenford Avenue and Hanwell Broadway. There are regular bus services from Uxbridge Road.



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



**22 Balfour Avenue, W7 2HS**

Approximate Gross Internal Area  
57.02 sq m / 614 sq ft



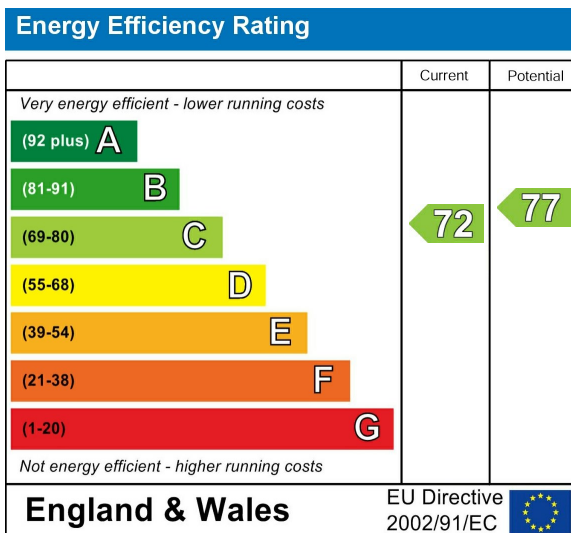
Ground Floor

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

C

Energy Performance Graph



Call us on

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