



**JAPAN
SALES & LETTINGS
AGENCY**



Balfour Avenue, Hanwell W7

£1,400



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E

**Council
Tax Band C**

For viewing requests, please email us.

Ground-Floor Flat in Ealing - Contemporary Elegance Minutes from Hanwell Station

Experience the ultimate blend of modern design and convenience in this beautifully crafted ground-floor flat in Ealing. With its strategic location and premium features, this property offers both functionality and style for professionals or couples seeking an urban retreat.

Key Features:

- Energy Performance Certificate (EPC): E.
- Council: Ealing; Tax Band: C.
- This residence offers a spacious bedroom, a pristine bathroom, an elegant reception room, and a verandah - perfect for relaxation or a touch of outdoor living.
- Covering 790.07 sqft or approximately 73.4 sqm of living space, the flat ensures ample room for personal comfort and entertainment.
- The property comes furnished, allowing for a seamless move-in experience.

Location Benefits:

- Stay connected with Hanwell Station (Elizabeth Line) just a 3-minute walk away, facilitating easy access to various parts of the city.
- Daily grocery runs are simplified with Lidl, just a 7-minute stroll from your doorstep.
- Enjoy the vibrant local scene with a selection of cafes, restaurants, and pubs a mere 4 minutes away.

Additional Perks:

- Situated in the sought-after Ealing borough, the neighbourhood promises a blend of tranquillity and urban excitement.
- For those with vehicles, a parking permit is readily available, ensuring peace of mind.
- Communal garden is available and the garden is looked after by the landlord.



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