



For Sale

House - Detached

| London | W13

Offers In The Region Of £450,000
| Freehold

1 Receptions | 1 Bedroom | 1 Bathroom

- Stylish & Unique
- Private Terrace Area
- Wood Flooring
- Water Filter Installed Throughout
- On Street Residential Parking
- Open Plan Living
- Split Level
- Detached

FREEDOM TO MOVE


Hawks





Beautiful & Unique One Double Bedroom Detached House

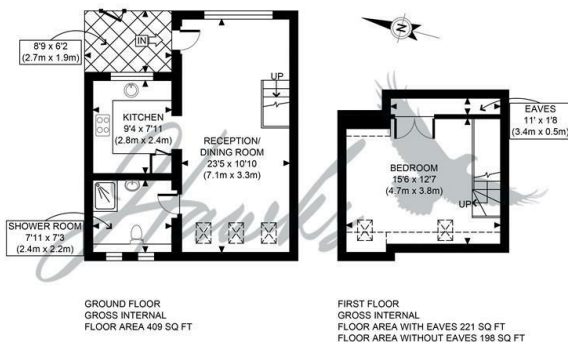
Hawks are proud to bring to the market this stylish, modern and unique one double bedroom house located in the highly sought after leafy back roads of W13.

The property has been finished to an immaculate and luxurious standard with wood flooring throughout and modern top specification appliances. The property is set out over two floors adding to the open plan of the property. The house also has a lovely private terrace so that you can enjoy the outside space.

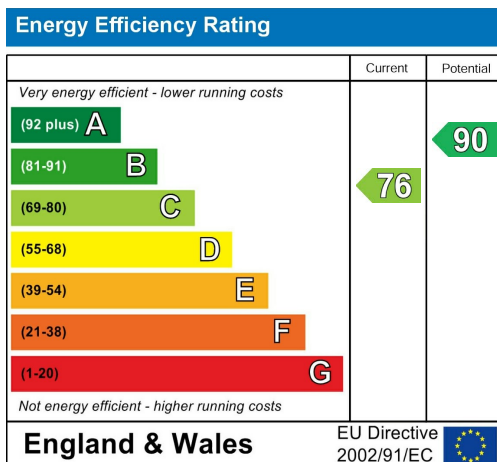
There is on street residential parking and the property is located close to all local amenities.

The property is a must see to experience the unique style and layout.

Please call 0208 5682342 to arrange a viewing.



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 630 SQ FT / 59 SOM	Sydney Road
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 607 SQ FT / 56 SOM	date 20/09/22
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	photoplan



Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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