

MILTON ROAD, HANWELL



£485,000

Tuffin & Wren are delighted to offer a bright and most spacious 'garden' flat set over the ground floor of this conveniently situated period building, just moments from Hanwell station and surrounding amenities. Newly refurbished the property now features stylish and contemporary open-plan living/kitchen/dining spaces with French doors leading to the private garden & paved patio area, perfect for alfresco dining. Other notable features include the 2 double bedrooms, a luxuriously appointed bathroom and the quality fittings & finishes used throughout. The property also benefits from no onward chain and is being sold with a brand new lease, together with a share of the freehold interest!

TUFFIN & WREN

Independent Estate Agents



Further Information

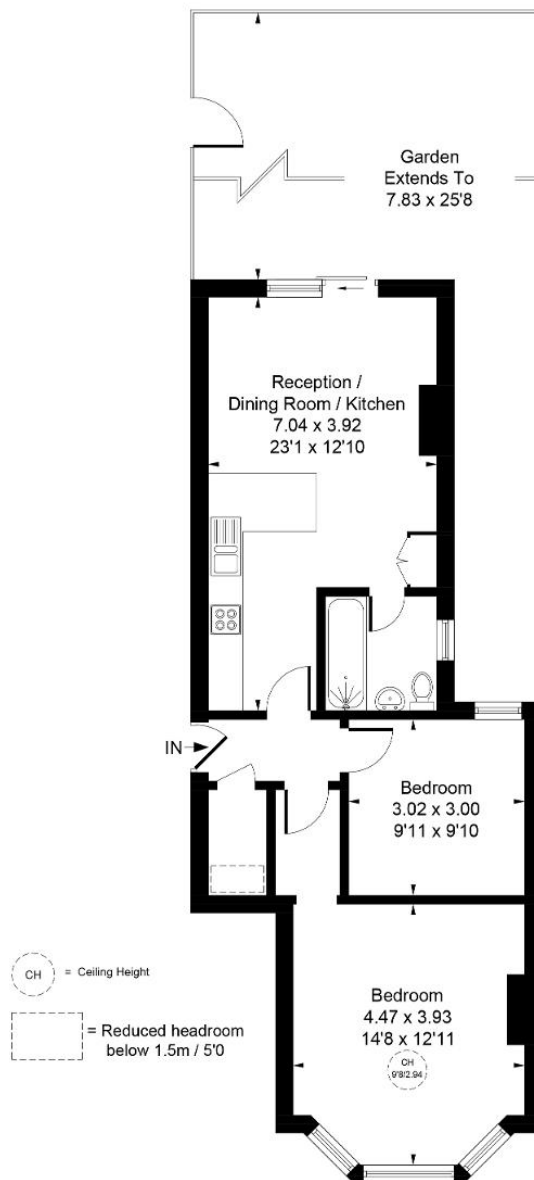
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Approximate Gross Internal Area
61.57 sq m / 663 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.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		