



Flat 3, 39-41 Grosvenor Road
Hanwell, London
W7 1HP

£1700 PCM

RB REASTON BROWN

One Bedroom First Floor Apartment, Offering A Stylish & Practical Living Space With Modern Features Throughout

This well-designed first-floor apartment offers a stylish and practical living space with modern features throughout. Upon entering, you are welcomed into a generously sized open-plan kitchen and living area, designed for both comfort and functionality. The space is exceptionally bright, benefiting from dual-aspect windows that allow natural light to flow in. The L-shaped kitchen is both sleek and practical, featuring high-gloss cupboards for ample storage and modern integrated appliances, including an electric hob, oven, fridge, full-size dishwasher, and washing machine.

The spacious double bedroom is a bright and inviting retreat, featuring both a single door and glass double doors that open onto a Juliet balcony, offering a charming outdoor aspect.

The contemporary family bathroom is finished in a natural décor and features a large walk-in power shower, a white toilet, and a stylish white sink with sleek silver taps. Underfloor heating is installed in the bathroom for added comfort, while the rest of the apartment benefits from gas central heating to radiators for efficient warmth throughout.

This First-floor apartment further benefits from a video camera telecom system for enhanced security and an advanced air recovery system that improves ventilation and air quality. EPC: Council Tax:

Location

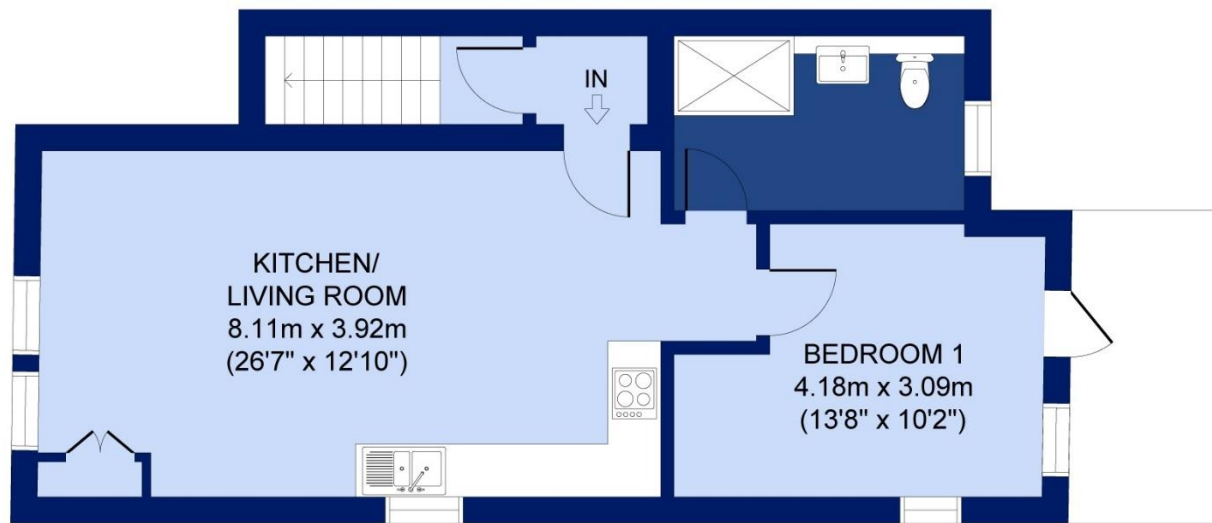
Grosvenor Road is ideally situated in the heart of West Ealing, a vibrant and well-connected area of West London, offering an excellent blend of convenience and community spirit. The location provides easy access to a wide range of local amenities, including supermarkets, independent shops, cafes, and a variety of restaurants serving both international cuisine and traditional British fare. Popular nearby shopping destinations include the Ealing Broadway Shopping Centre, which hosts major high street brands, boutique stores, and essential services, ensuring residents have everything they need within easy reach.

For commuters, Grosvenor Road is just moments from the busy Broadway, where frequent bus services provide efficient connections to Ealing Broadway, Acton, and Central London. The area benefits from multiple transport options, including access to the Central and District Line at Ealing Broadway station, ensuring quick and direct routes into the heart of London. Additionally, West Ealing station, part of the Elizabeth Line (Crossrail), offers fast services to Paddington, the West End, Canary Wharf, and Heathrow Airport, making it an ideal location for professionals and frequent travellers.

Green spaces such as Walpole Park and Lammas Park provide residents with picturesque settings for outdoor activities, walking, and relaxation. Combining excellent connectivity, local conveniences, and a welcoming community, Grosvenor Road is a sought-after location for those looking to enjoy the best of West London living.







FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 517 SQ FT / 48 SQ M
 FLAT 3, 39-41 GROSVENOR ROAD, HANWELL, LONDON W7 1HP



All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

Costs:-

Holding Deposit (pre references) = One Weeks Rent

Rent in advance = One Month Rent

Security Deposit = Five Weeks Rent

If you provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit

Viewing is Strictly by Appointment through Reaston Brown

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