

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



Leasehold / Apartment

Clerkenwell House, Hilda Road

£415,000

A superbly presented, bright and exceptionally spacious two double bedroom, 2 bathroom apartment, securely situated on the first floor of this handsome Grade II period listed building, recently developed to a high standard, benefitting from gated, allocated parking, a lift and use of well kept communal gardens. Attractively offered chain free.

- Stunning first floor apartment in this characterful period building
- Light and spacious reception room with character windows
- Open plan living/dining room, with well equipped fitted kitchen zone
- 2 double bedrooms, 1 with fitted wardrobes
- En-suite shower-room and family bathroom
- Wide hallway with storage cupboard and desk space
- GCH and sympathetically styled double glazing
- Smart neutral decor, wood floors and fitted carpets
- Gated development with allocated off street parking
- Use of well kept communal grounds and gardens



Leasehold / Apartment

Clerkenwell House, Hilda Road, UB2 4FP

0115 0000

Situated in the heart of this recent, securely gated development of private luxury apartments, converted from these handsome Grade II listed Victorian buildings (approx. 7years ago), set in well maintained and with use of, lawned landscaped communal grounds and gardens. This stunning, bright, spacious two-bedroom apartment, securely situated on the first floor, served by a lift and protected by a video entry phone system. Presented in excellent 'as new' condition, in smart neutral decor, with high-specification finishes, engineered wood floors, neutral fitted carpets, large re-built double glazed wooden sash windows and high ceilings. There is a wide hallway with desk space and a cloaks cupboard, an exceptionally light and airy south facing, open-plan reception room -with lounge and dining areas, dominated by quadruple arched windows providing plenty of natural light, with a fully-fitted and a fully equipped 'kitchen zone' with quartz worksurfaces and a waste disposal sink unit. There are two double bedrooms - the master with double aspect windows and an en-suite shower-room, the other with a range of fitted wardrobes and a large well appointed family size with natural light.

Benefitting from gated, allocated parking, along with visitor parking, this is an attractive low maintenance first-time home, or low maintenance investment opportunity. Attractively offered CHAIN FREE.

Peacefully tucked away behind the Uxbridge Road, on the borders of Hanwell, within easy reach of Hanwell Elizabeth Line Station (0.7 miles) for speedy access to Ealing, Paddington, the West End, Heathrow and the West. Boston Manor (Piccadilly Line) is the nearest Tube station, also easily accessible. The A4/M4 and A40 nearby mean easy access to wider west/south-west London and beyond. A few minutes' walk away is the picturesque Grand Union Canal, the River Brent, and lovely green open spaces, parks and golf courses. There are various, regular bus services available along the Uxbridge Rd into Hanwell and Ealing and the area is also served by a local shop and post office, literally just a few minutes from the development.

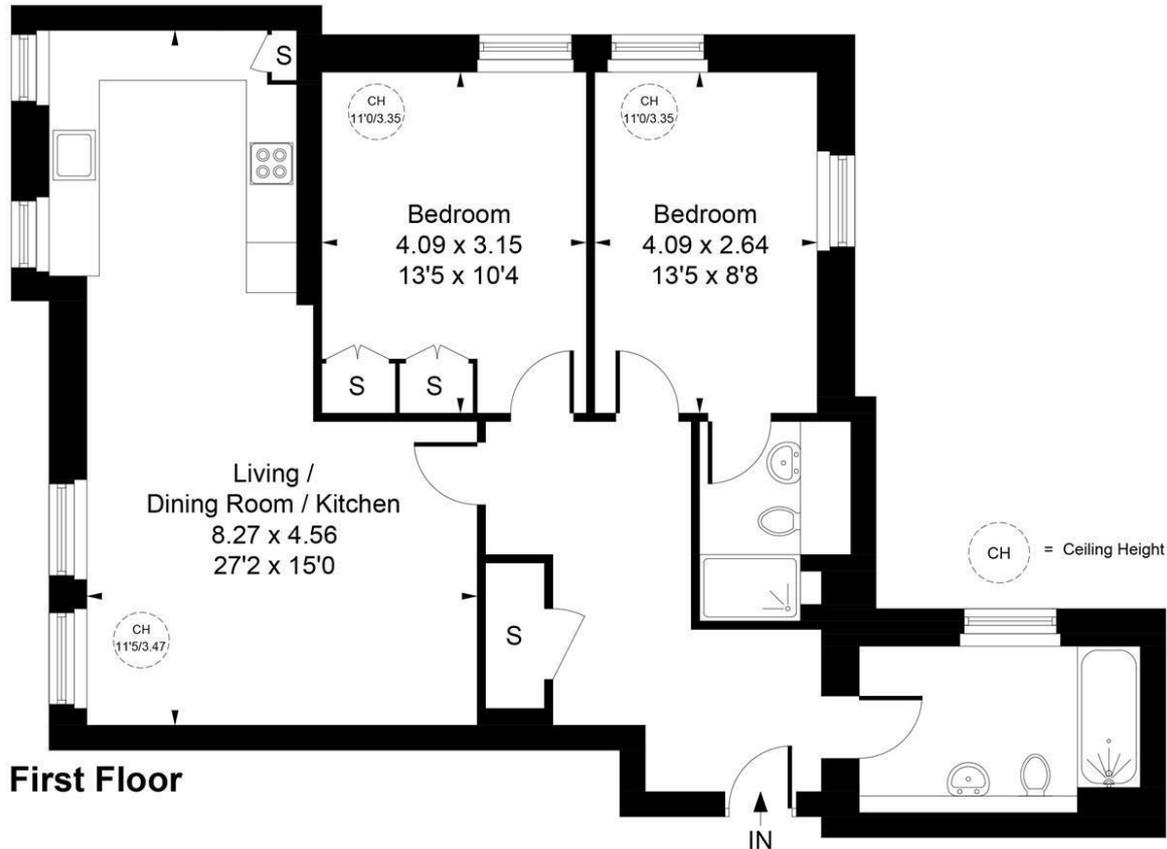


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26 Clerkenwell House, Hilda Road, UB2 4FP

Approximate Gross Internal Area
79.02 sq m / 851 sq ft



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 purchase.

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Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.