HOLLY PARK ROAD, HANWELL

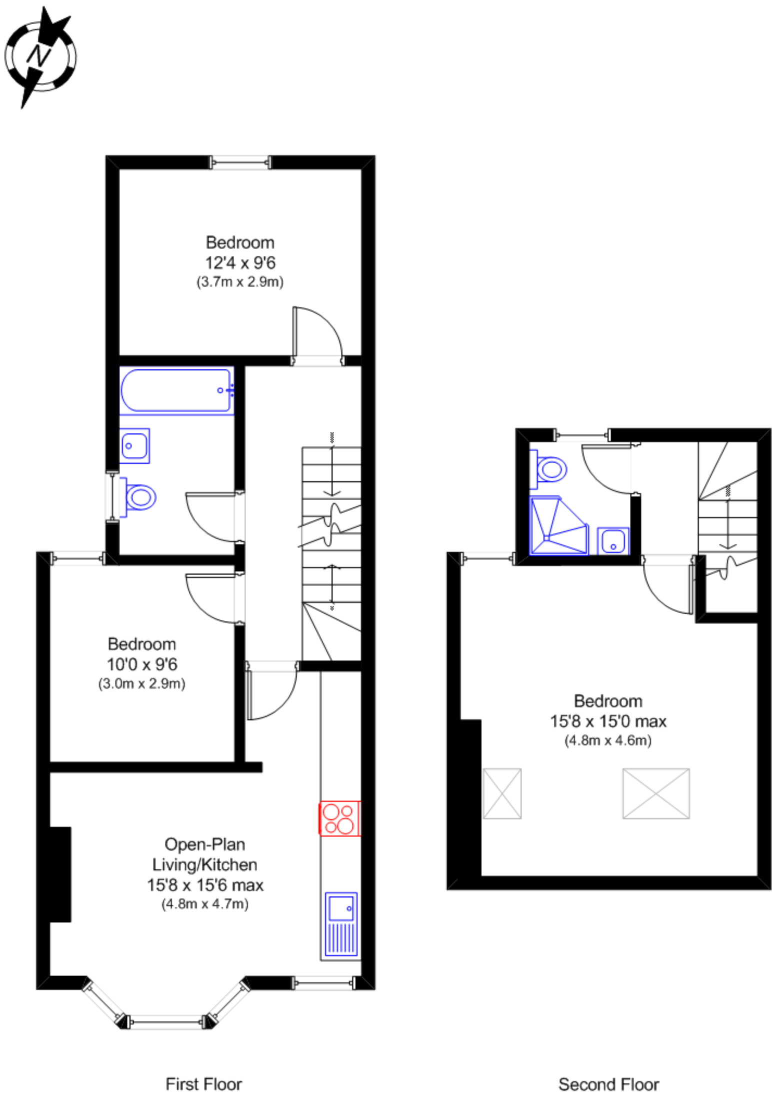
£460,000

Situated in a prime cul-de-sac location just moments from the Elizabeth Line, Tuffin & Wren are delighted to offer this bright and spacious split-level apartment, arranged over the upper floors of an attractive period building. Offering nearly 900 sq ft of extended and sympathetically remodelled accommodation, the property combines period charm with contemporary living, featuring generous open-plan living, dining and entertaining space with a stylish integrated kitchen area. The versatile layout can be arranged as three double bedrooms, complemented by well-appointed bath and shower rooms. Other notable features include a long 999 year lease together with a share in the freehold interest! The property is also now vacant and therefore offered with no onward chain, making this an exceptional opportunity in a highly convenient West London location.

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.



Holly Park Road, Hanwell W7

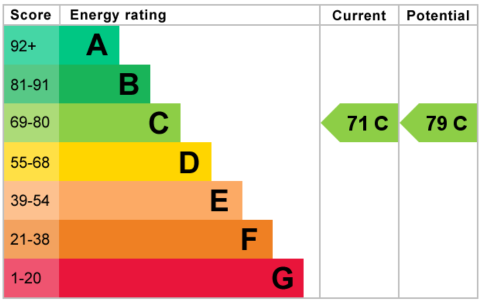
N.B. Not to Scale
(for illustration purposes only)

ADDITIONAL INFORMATION

Lease Term: 999 years from TBC
Service Charge: £0 (save for 50% of any expenditure on common parts)
Ground Rent: TBC (but likely to be £0)

N.B. The sellers owns the freehold interest and plans to grant brand new leases for both flats and sell each with a share of the freehold interest in the building.

ENERGY PERFORMANCE RATING



Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.