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



Leasehold / Apartment

Laurel Gardens, Hanwell

£350,000

A 1 bedroom first floor conversion flat, offering spacious accommodation, in this sought after location, ultra-convenient for the amenities on the Uxbridge Rd and minutes from Hanwell Elizabeth line station for the Elizabeth line, with the security of a newly extended lease and great potential for a loft conversion.

- First floor period conversion flat
- Elizabeth line less than a 5 minute walk
- South-facing living room
- Double bedroom
- Fitted kitchen
- Newly installed bathroom
- GCH&DG
- Good decorative order
- Newly extended lease
- Potential for extension











Leasehold / Apartment

Laurel Gardens, W7 3JG

£350,000

Occupying the first floor of this bay fronted Edwardian period house, boasting it's own private entrance and offering deceptively spacious accommodation including, landing (with obvious potential for extension, with the loft fully demised to this flat in the lease), light and airy South facing lounge with a gas-coal feature fireplace, a double bedroom (with an extensive range of fitted wardrobes), fitted galley-style kitchen and a very smart, recently installed bathroom suite, with quality fitments, tiling and natural light. Well presented throughout, with fitted carpets, featuring an entryphone, full double glazing and gas central heating (Vaillant combi-boiler). Attractively offered with a current lease extension underway (and with 149 years granted on completion)no service charges and only a peppercorn ground rent.

Situated on this peaceful tree-lined residential Road, on the borders of sought after Hanwell Village, superbly located for a wide range of local amenities. Hanwell Broadway is just moments away, offering a variety of shops, pubs, eateries and regular bus services to Ealing town centre, with various transport links and also Boston Manor for the Piccadilly Line, as well as supermarkets including Sainsbury's, Lidl and Tesco. Hanwell mainline station, for the excellent Elizabeth Line, is only a few minutes walk away, providing speedy connections to Ealing Broadway, the City and Heathrow. The area is served by well-regarded schools along with having lovely green open spaces on your doorstep such as Churchfields, Brent Lodge (Bunny Park), the popular Brent Valley golf course and the Viaduct Meadow, along with walks along the Grand Union canal, all close at hand.

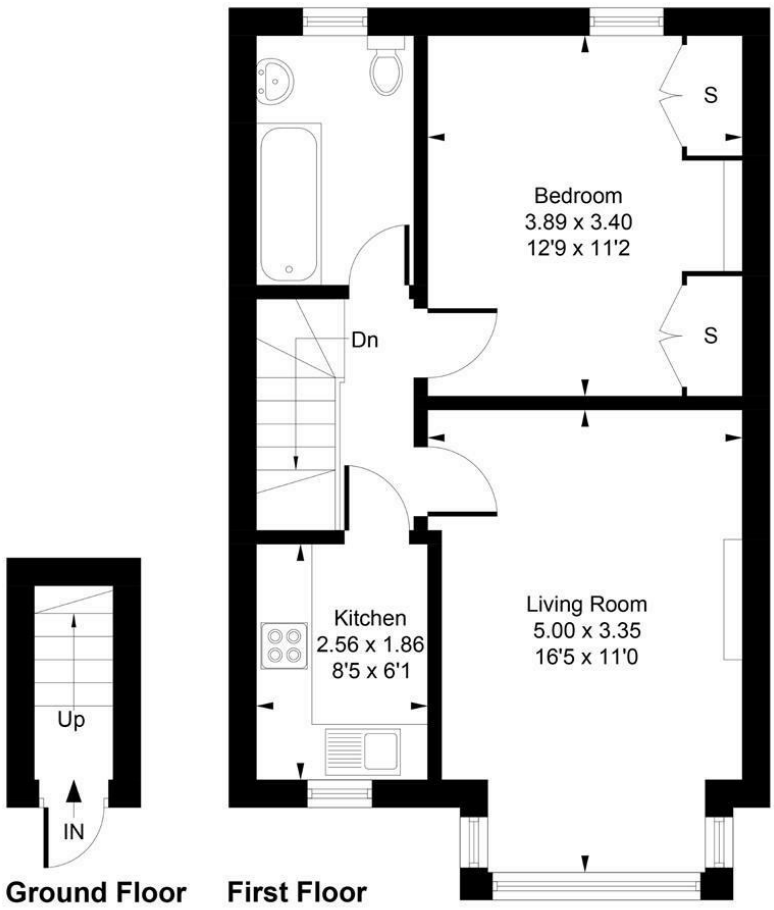




19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219

42A Laurel Gardens, W7 3JB

Approximate Gross Internal Area
46.54 sq m / 501 sq ft

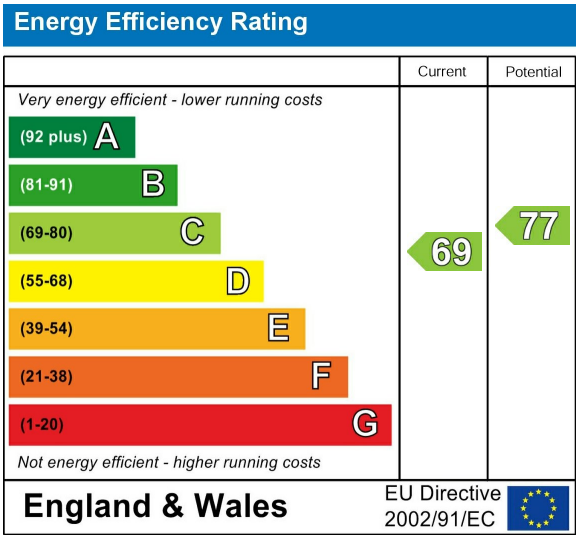


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
Produced by jcphotographystudio.com

Council Tax Band

C

Energy Performance Graph



Call us on

020 8567 3219

hanwellsales@sintonandrews.co.uk
www.sintonandrews.co.uk

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.