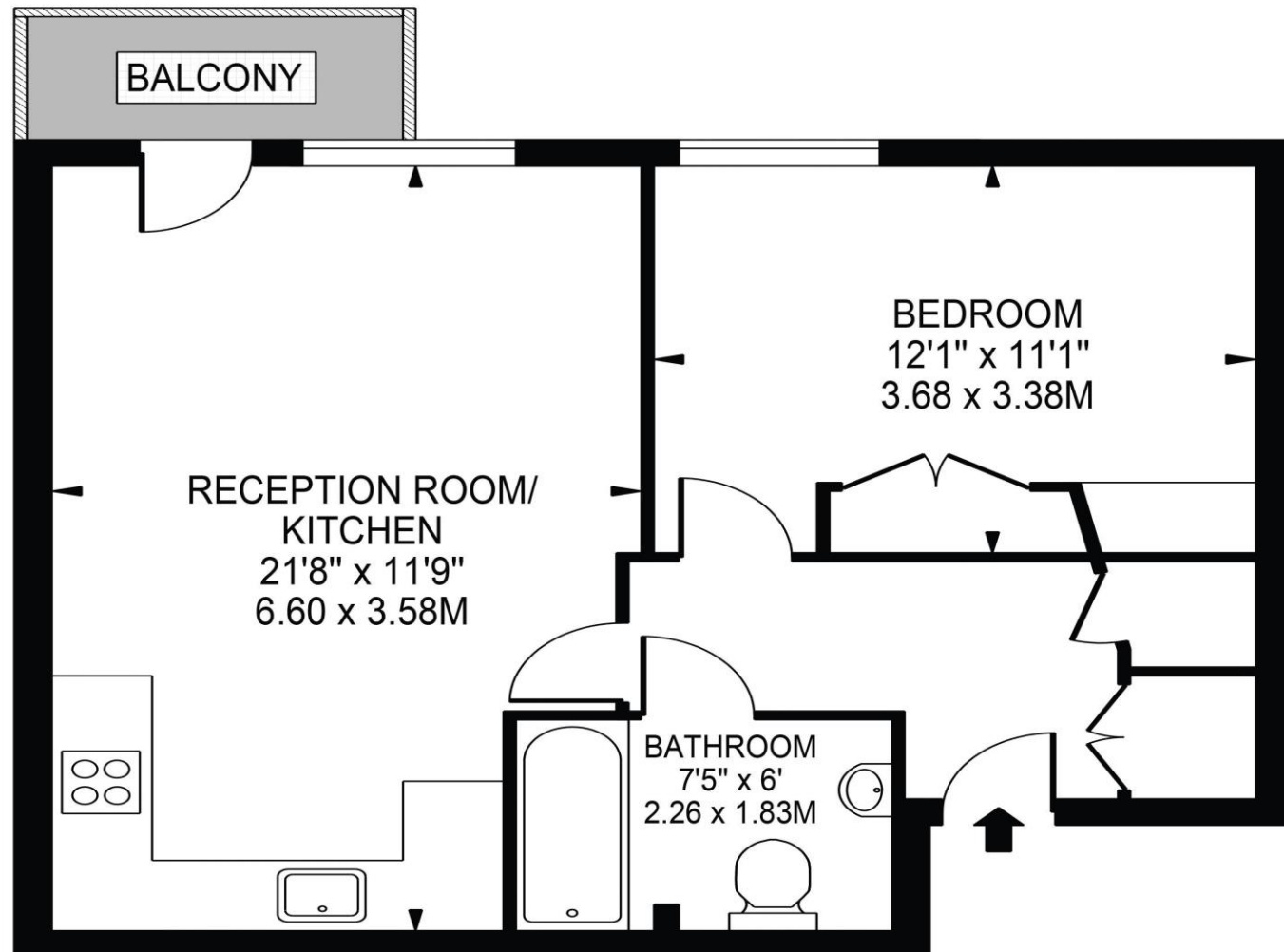


the floorplan...

BROWNELL PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 495 SQ FT - 45.97 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

more details from...

call: **Brian Cox Greenford: 0208 578 1004**

email: emma.gerald@brian-cox.co.uk

web: www.brian-cox.co.uk



0208 578 1004
brian-cox.co.uk



SECOND FLOOR APARTMENT - ONE BEDROOM - SECURE UNDERGROUND ALLOCATED PARKING - BALCONY - COMMUNAL ROOF TERRACE - CHAIN FREE. Brain Cox are pleased to present to the market this spacious one bedroom apartment situated in the heart of Hanwell and providing easy access to local schools, shops and transport links. The property comprises briefly of a spacious open plan lounge/kitchen, double bedroom, and family bathroom. Further benefits include a balcony, communal roof terrace, secure underground parking, lifts, storage cupboards, and communal grounds. Early viewings are highly recommended so call now to arrange yours!!



£280,000
Leasehold

Brownell Place, London, W7 3AZ

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- One Bedroom
- Second Floor Apartment
- Open Plan Living
- Approx 109 Year Lease
- Chain Free
- Secure Underground Parking



the location...

nearest stations ...

- Hanwell Station (0.4 miles)
- Drayton Green Station (0.7 miles)
- West Ealing Station (0.8 miles)

Hanwell is a hidden gem with beautiful green areas West of Greenford Avenue with a very rural feel. There are a good variety of properties that make the area quite unique coupled with great canal walks/ open spaces for cycling. Above all Hanwell has a very good community spirit and good transport links.

You'll benefit from excellent transport connections, with easy access to both Hanwell Station on the Elizabeth line and Boston Manor Station on the Piccadilly line, making commuting quick and convenient.

There are many local primary schools situated close to the property some of these include St Mark's Primary School, Oaklands Primary School, St Joseph's Catholic Primary School, Elthorne Park High School and St Ann's School.