

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



**Share of Freehold / Apartment**

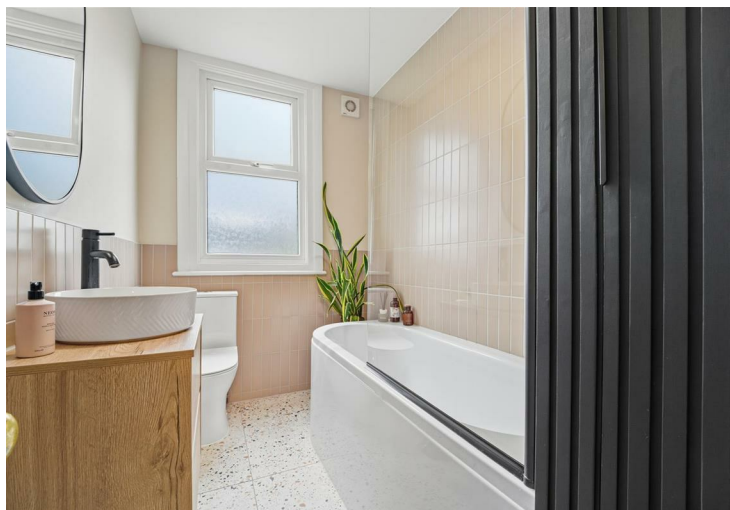
## Laurel Gardens

**£485,000**

A superbly presented 2 bedroom, 2 bathroom split level conversion flat, boasting a stunning recent loft conversion and offering spacious accommodation over 2 floors in this sought after location, ultra-convenient for the amenities on the Uxbridge Rd and Hanwell Elizabeth line station, with the security of a share of freehold and no onward chain.

- Elizabeth line less than a 5 minute walk
- Stunning first and top floor apartment
- Light and airy living room with lounge and dining areas
- Recently fitted kitchen zone
- 2 large double bedrooms with fitted wardrobes
- Skillfull recent loft conversion
- Stylish contemporary bathroom suite
- En-suite shower-room and seperate utility room
- Share of freehold
- Chain free







**Share of Freehold / Apartment**

# Laurel Gardens, W7 3JG

## £485,000

This unique and skilfully extended, split-level apartment arranged over first and second floors, offers bright and spacious accommodation. Combining period character with striking contemporary style, this home is superbly presented, offering bright, intelligently designed living space finished to an impressive standard throughout.

The first floor showcases a stunning south-facing bay-fronted reception room with high ceilings, flooded with natural light and flowing seamlessly into a sleek, fully integrated kitchen featuring handleless cabinetry, quartz worktops and integrated appliances — perfect for modern living and entertaining. A stylish bathroom with quality fittings and natural light and a generous king size bedroom with fitted alcove wardrobes complete this level.

On the top floor, the loft conversion creates an excellent principal suite, benefitting from both midday sunshine and evening sunset, thanks to its dual aspect windows. The generous main bedroom benefits from extensive bespoke storage, additional eaves storage and a wide-opening Juliette balcony offering rooftop views towards Hanwell Viaduct. A well-appointed en-suite shower room adjoins the bedroom offering natural light and a spacious vanity unit. This floor also includes a separate utility room (appliances negotiable), that adds further practicality to this property.

With gas central heating (Worcester combi boiler), full double glazing, share of freehold and no onward chain, this is a genuine turn-key home, moments from the Elizabeth line — stylish, well-connected and ready to move straight into.

Set on a peaceful tree-lined residential Road in the heart of Hanwell, this property is 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, as well as supermarkets including Sainsbury's, Lidl and Tesco. Hanwell mainline station, served by the excellent Elizabeth Line, is only a few minutes' walk away, providing fast connections to Ealing, 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 Warren Farm Nature Reserve.

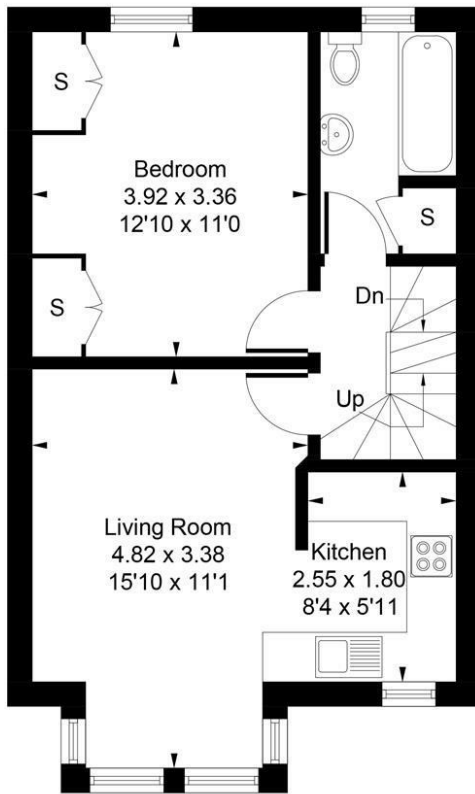


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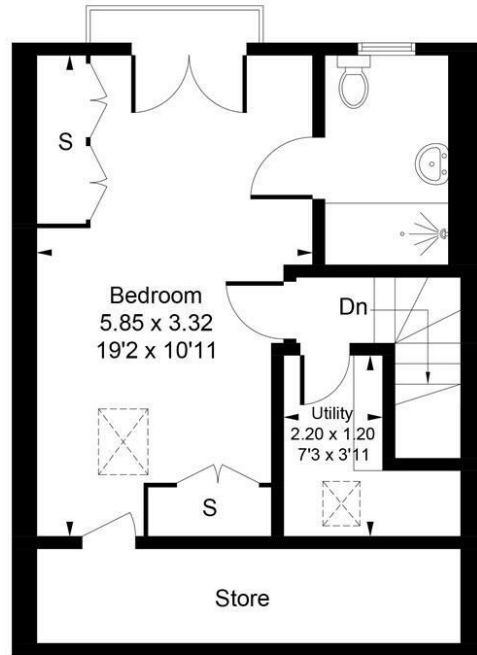


## 24A Laurel Gardens, London, W7 3JG

Approximate Gross Internal Area  
79.35 sq m / 854 sq ft



First Floor



Loft

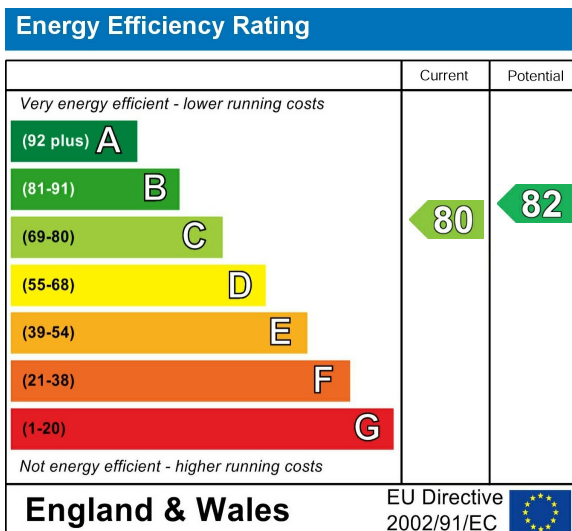
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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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.