

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



Share of Freehold / Apartment

Studland Road, Hanwell

£375,000

A superbly presented and spacious, 2 bedroom top floor maisonette, occupying a high position, commanding leafy far reaching views towards Brent Valley and boasting a good sized private garden and valuable off street parking. Offered with the security of a share of freehold and attractively offered CHAIN FREE.

- Top floor maisonette
- 2 double bedrooms
- Light and spacious S/F living room
- Fully equipped fitted kitchen area
- Modern bathroom suite
- Fresh neutral decor
- Wood floors and new fitted carpets
- Private S/F garden & valuable 0/S/P
- Share of Freehold



Share of Freehold / Apartment

Studland Road, W7 3QU

£375,000

A superbly presented and spacious, 2 bedroom top floor maisonette, occupying a high position commanding leafy far reaching views towards Brent Valley and boasting a good sized private South-facing garden (rear section with secure side access) and valuable off street parking to the front. Recently redecorated throughout, in a smart neutral decor with newly fitted carpets and wood floors, warmed by GCH and with full double glazing.

Featuring light and spacious open plan living room enjoying a southerly aspect, with a cream gloss, fully equipped, fitted kitchen zone, 2 double bedrooms, modern bathroom suite with natural light and excellent built in storage.

Attractively offered with a SHARE OF FREEHOLD and CHAIN FREE, an ideal first time buy, home or rental investment.

Situated on the south side of this wide, tree lined residential road, enviably backing Brent Valley golf course, within easy reach of Greenford Avenue for local shops and eateries and with bus services, immediately available to Ealing Town Centre with high street shops and multiple transport links. Hanwell station for the excellent Elizabeth Line offering speedy access to The City and Heathrow, is easily accessible. The area is also served by well regarded schools (including Mayfield primary offering it's new 'Forest school' and Drayton Manor secondary) and the lovely green open spaces of Brent Valley, through to Brent Valley (Bunny) park and mini-zoo, are easily accessible at the end of the road.

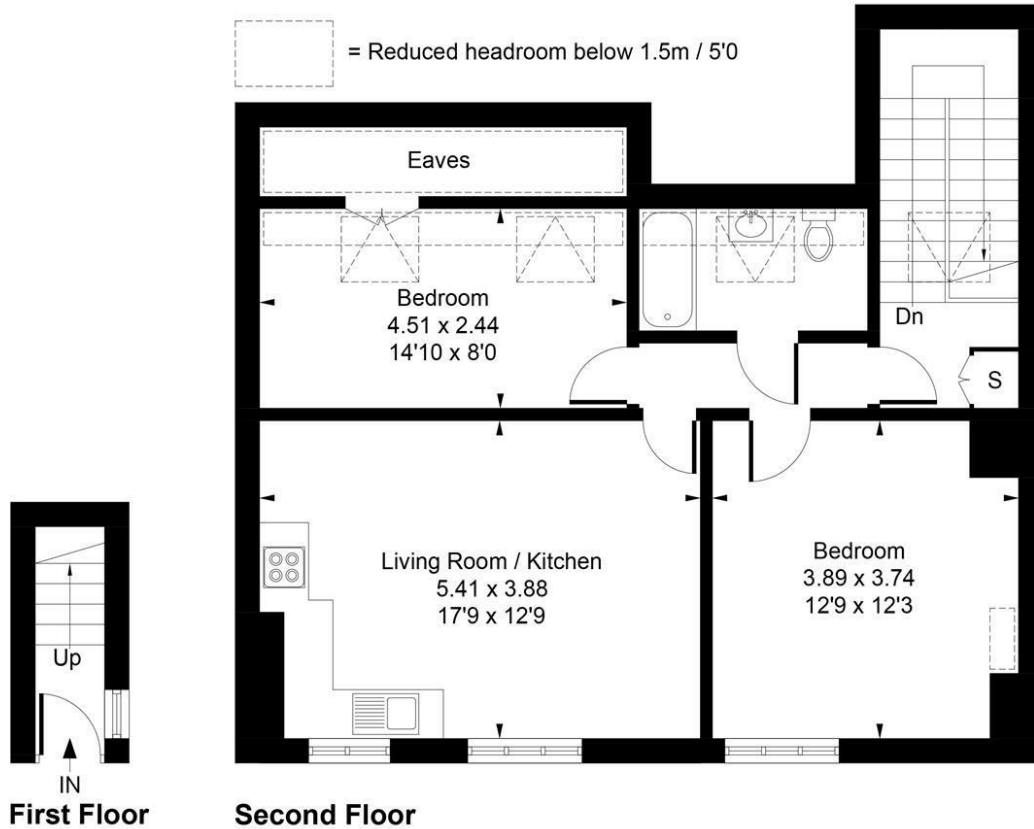


19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219



Studland Road

Approximate Gross Internal Area = 66.57 sq m / 717 sq ft
Eaves = 3.86 sq m / 41 sq ft
Total = 70.43 sq m / 758 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.
Produced by jcpicturestudio.com

Council Tax Band

B

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(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

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.