



# For Sale

## Flat

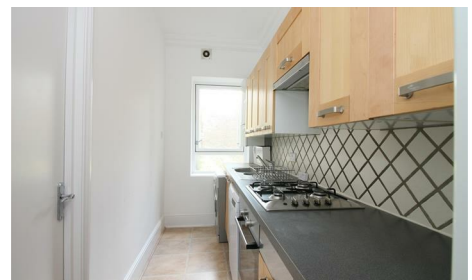
Stronsa Road | London | W12

£1,700 PCM |

1 Reception | 1 Bedroom | 1 Bathroom

- Furnished
- Modern Style Period Conversion
- Wood Flooring
- Separate Kitchen
- Quiet Residential Area

FREEDOM TO MOVE





Welcome to this charming Victorian flat located on Stronsa Road, Uxbridge Road. This delightful property boasts a reception room, a bedroom, and a bathroom, making it a perfect cozy home for a single person or a couple.

As you step into this first-floor period conversion, you'll be greeted by an abundance of natural light flooding through the windows, creating a warm and inviting atmosphere. The separate kitchen adds a touch of traditional charm to the property, providing a lovely space to prepare meals and entertain guests.

This flat comes fully furnished, saving you the hassle of furnishing it yourself. Whether you're a busy professional or a student looking for a convenient place to call home, this property is ideal for those seeking comfort and style.

One of the standout features of this flat is that pets are allowed, making it a rare find in the rental market. Imagine coming home to your furry companion after a long day - truly a pet lover's dream!

Don't miss out on the opportunity to make this Victorian gem your own. With its characterful features, convenient location, and pet-friendly policy, this flat on Stronsa Road is sure to capture your heart. Contact us today to arrange a viewing and take the first step towards your new home.

| Energy Efficiency Rating                           |                            | Current | Potential |
|--|----------------------------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |         |           |
| (92 plus) <b>A</b>                                 |                            |         |           |
| (81-91) <b>B</b>                                   |                            |         |           |
| (69-80) <b>C</b>                                   |                            |         | <b>77</b> |
| (55-68) <b>D</b>                                   | <b>63</b>                  |         |           |
| (39-54) <b>E</b>                                   |                            |         |           |
| (21-38) <b>F</b>                                   |                            |         |           |
| (1-20) <b>G</b>                                    |                            |         |           |
| <i>Not energy efficient - higher running costs</i> |                            |         |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |         |           |

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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