

# HUNTERS®

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## Brownell Place

London, W7 3AZ

Asking Price £70,000

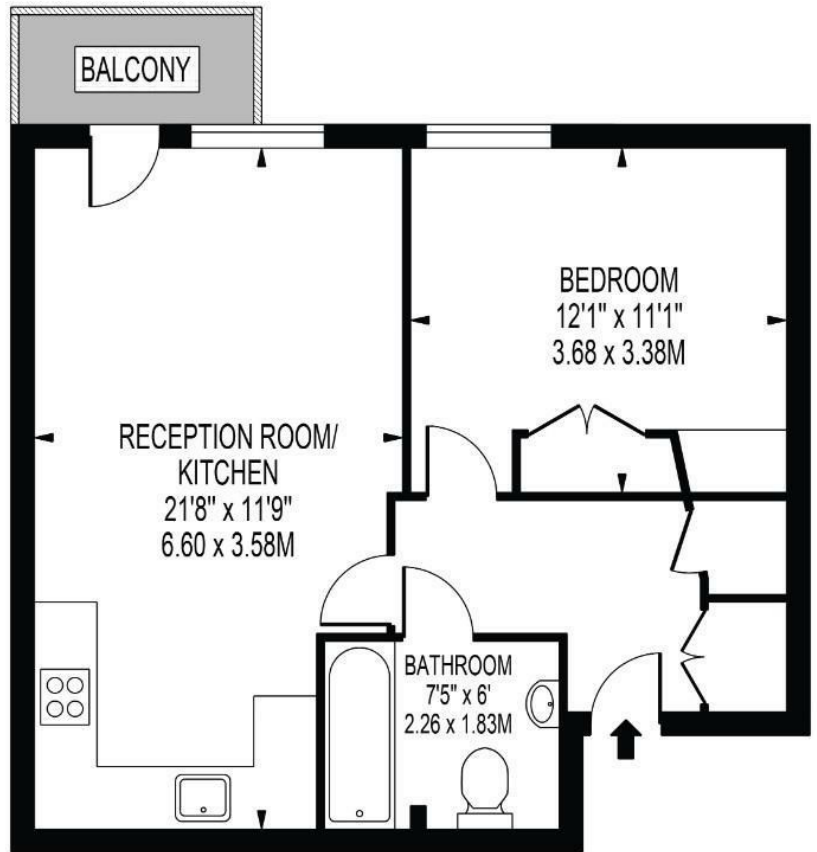


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## BROWNELL PLACE

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.

\*Available for 25% shared ownership\* Hunters Brentford is proud to present this charming one double bedroom apartment located in a desirable gated development within Hanwell. This second-floor apartment offers a perfect blend of modern living and convenience, providing ample space for comfortable living.

As you enter, you are greeted by a spacious open plan reception room that seamlessly integrates with a well-fitted kitchen. The floor-to-ceiling windows flood the space with natural light and lead out to a delightful private balcony, ideal for enjoying your morning coffee or unwinding after a long day. The modern family bathroom is tastefully designed, ensuring both style and functionality.

This property also boasts the added benefits of secure allocated underground parking, making city living that much easier. Residents can enjoy the communal gardens, providing a peaceful retreat amidst the hustle and bustle of London life.

With no onward chain, this flat is ready for you to move in and make it your own. Its prime location offers easy access to Hanwell station on the Elizabeth line and Boston Manor station on the Piccadilly line, ensuring excellent transport links for commuting. Additionally, the local bus routes and the variety of shops along Uxbridge Road are just a stone's throw away, enhancing the convenience of daily living.

This flat is an excellent opportunity for first-time buyers looking to step onto the property ladder. Don't miss your chance to make this lovely home your own.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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