

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



Leasehold / Apartment

Sarsen House, Hanwell

£350,000

An immaculately presented, as new, 4th floor apartment, in the heart of the impressive recently built 'Hanwell Square' development, boasting a large south facing balcony, use of landscaped communal and roof gardens, lifts, gym and 24hr concierge services. Within easy reach of Hanwell Elizabeth Line station and attractively offered CHAIN FREE.

- Stunning 'as new' 2nd floor apartment
- Light and airy accommodation (647sqft.)
- 2nd floor served by a lift
- Exceptionally spacious living room with doors to private balcony
- Fully equipped fitted kitchen zone
- Double bedroom with built in wardrobes
- Sparkling bathroom suite
- High quality fitments, decor and flooring
- Use of landscaped communal and roof gardens
- Gym membership included and 24hr concierge



Leasehold / Apartment

Middle Road, W7 3FR

£350,000

Immaculately presented in 'turn-key' condition, this 1 owner from new apartment, in this superb new development by 'FABRICA A2 Dominion,' situated on the 2nd floor and served by a lift. It offers exceptionally spacious accommodation including wide hallway with a large storage/utility cupboard including 'Bosch' washer/dryer, light and airy living room, flooded with light via wide balcony windows and incorporating a fully equipped 'anthracite matt' well equipped fitted kitchen with all integral 'Bosch' appliances and stone worksurfaces, opening onto a good sized, S/West-facing private balcony overlooking the gardens.

There is a sparkling bathroom suite and excellent sized bedroom with a superb range of built in wardrobes. Immaculately presented and decorated, with engineered wood flooring and quality fitted wool carpet to the bedroom. Energy efficient, boasting anthracite aluminium double glazing and individual room controlled underfloor heating. plus a 'Titan' clean air filtration system. Enjoying complimentary membership of the gym downstairs, along with 24 hour concierge, secure bike storage and use of the landscaped communal and an impressive rooftop garden with far reaching views. An immaculate, 'as new' first time home, ideal town base or rental investment, protected by a 998 year lease, covered by an 'LABC' new home warranty and offered with no onward chain.

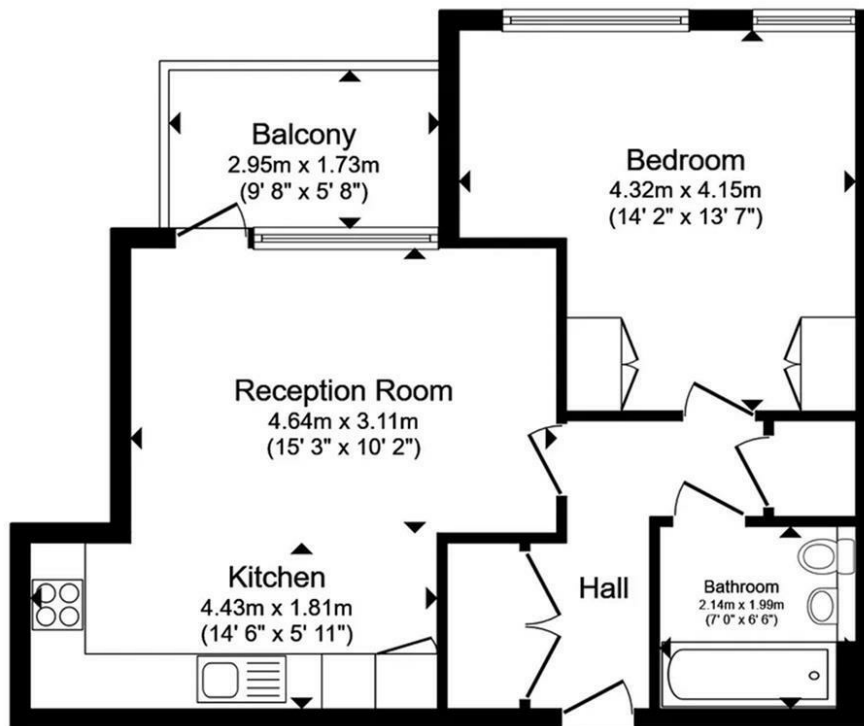
Conveniently situated in the heart of this vibrant, ever popular location, moments from the newly opened Tesco Express store, shops, cafes, bars and eateries on Boston Rd and Hanwell Broadway (Uxbridge Road), with further day-to-day shops, including Sainsbury and Lidl's supermarkets and regular bus services to Ealing Town Centre. Hanwell Mainline station (for the excellent Elizabeth Line offering speedy access to The City and Heathrow) is within easy walking distance and Boston Manor Piccadilly Line station as are the green open spaces of both Elthorne and Brent Lodge parks and Brent Valley golf course. Pleasant walks along The Grand Union canal are also close at hand.



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14 Sarsen House, Middle Road, London, W7 3FR
Approximate Gross Internal Area
51.8 sq m / 558 sq ft



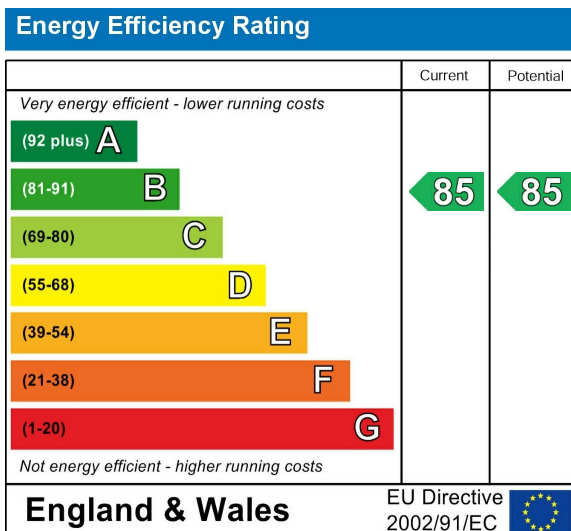
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

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Council Tax Band

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Energy Performance Graph



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