

LAMBOURN CLOSE, HANWELL



£325,000

Nestled in a peaceful cul-de-sac in the heart of Olde Hanwell, this purpose-built 'duplex' apartment presents a unique opportunity for buyers seeking space and convenience. Set across an impressive 72m², the newly-refurbished, split-level house-like accommodation features a most spacious living/dining room and modern fitted kitchen/breakfast room; well-suited for both relaxing and entertaining. Both bedrooms are well-proportioned doubles and there is a good-sized bathroom as well. An extended lease ensures years of stress-free ownership, while the 'chain free' status facilitates a swift, uncomplicated move. The versatility and potential here is unmissable - this is truly a rare chance to secure a competitively priced, uniquely spacious duplex apartment in a desirable Hanwell setting.

TUFFIN & WREN

Independent Estate Agents



Further Information

For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

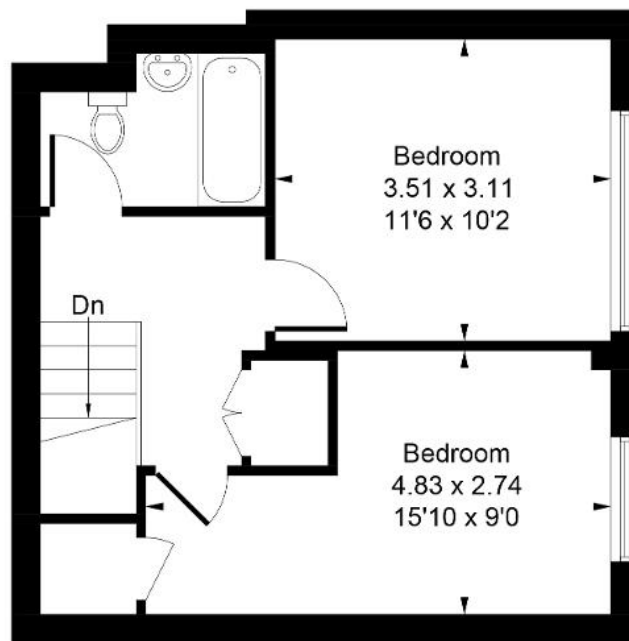
TUFFIN & WREN

Independent Estate Agents

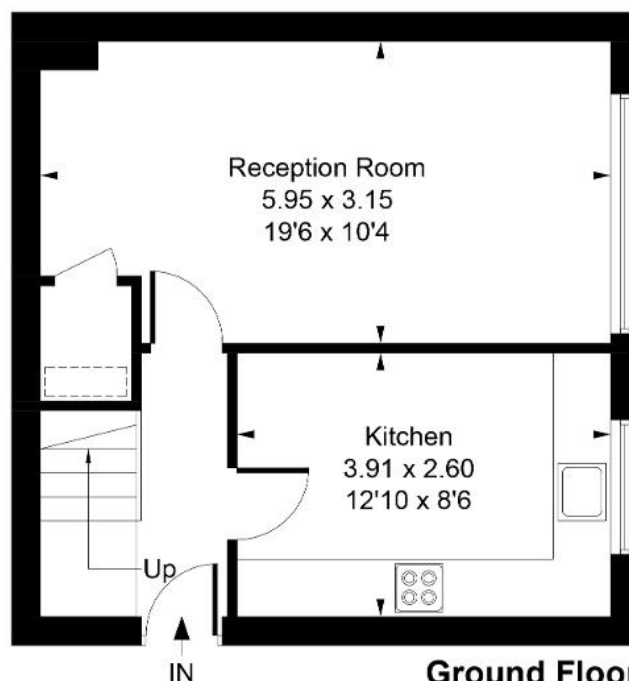
Approximate Gross Internal Area
70.80 sq m / 762 sq ft



= Reduced headroom below 1.5m / 5'0



First Floor



Ground Floor

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 purchaser.

© Vizion Property Marketing Produced for Tuffin and Wren

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Leasehold Information

Lease Term: 130 years from 1 January 1981

Service Charge: £148.82 pm

Ground Rent: £10 pa

The current unexpired lease term is 84 years however, the sellers are extending the lease term by a further 99 years as part of this transaction.

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.