

MILTON ROAD, HANWELL



£475,000

Tuffin & Wren are delighted to offer a bright and most spacious 'garden' flat set over the ground floor of this conveniently situated period building, just moments from Hanwell station and surrounding amenities. Recently refurbished the property now features stylish and contemporary open-plan living/kitchen/dining spaces with French doors leading to the private garden & paved patio area, perfect for alfresco dining. Other notable features include the 2 double bedrooms, a luxuriously appointed bathroom and the quality fittings & finishes used throughout. The property also benefits from no onward chain and is being sold with a brand new lease, together with a share of the freehold interest!

TUFFIN & WREN

Independent Estate Agents

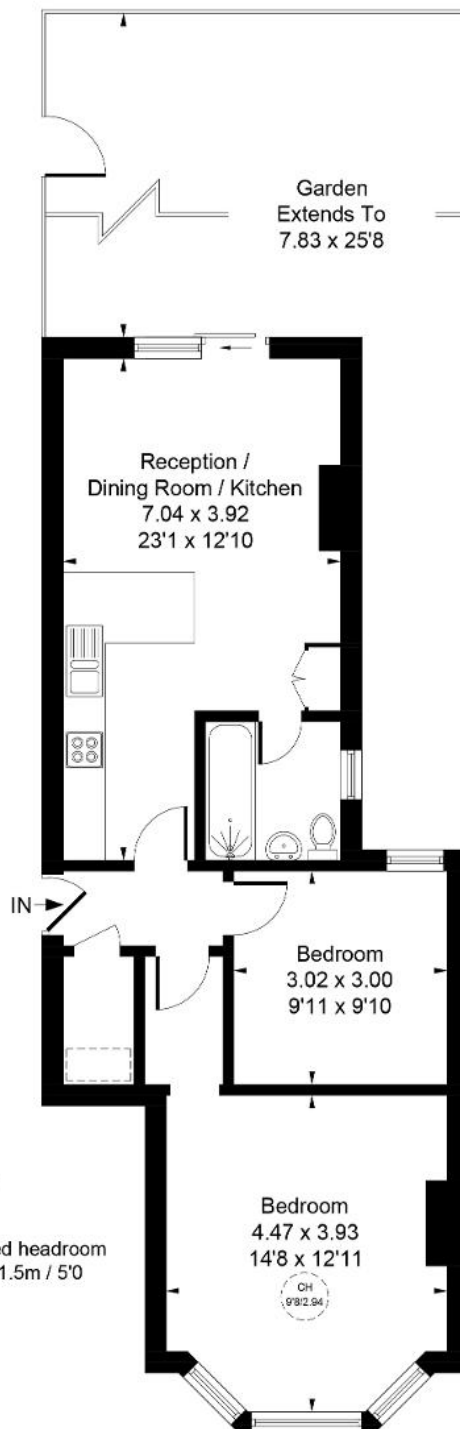


Further Information

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.

Approximate Gross Internal Area
61.57 sq m / 663 sq ft



CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0"

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.

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ENERGY PERFORMANCE RATING

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Leasehold Information

Lease Term: TBC (but likely to be 999 years)

Service Charge: £0 (save for 50% of any expenditure on common parts)

Ground Rent: TBC (but likely to be £0)

N.B. The sellers owns the freehold interest and plans to grant brand new leases for both flats and sell each with a share of the freehold interest in the building.

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.