

GOLDEN MANOR, HANWELL



£699,950

Tuffin & Wren are delighted to offer to the market this exclusive family home situated in a gated development in Hanwell's prestigious 'Golden Manor' enclave. Boasting generous, light-filled living spaces set over two floors, this recently-built home features a large open-plan living/kitchen/dining room and handy downstairs cloakroom/WC on the ground floor with three bedrooms with en-suite shower room to the principal and family bathroom and on the upper floor. Other benefits include the two winter garden balconies off of the principal bedrooms, private and communal southerly facing gardens, off street parking and the use of quality fittings & finishes throughout!

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.

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Approximate Gross Internal Area = 125.98 sq m / 1356 sq ft
(Excluding Shed & Including Winter Garden)



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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ADDITIONAL INFORMATION

Lease Term: 999 years from 29 September 2009

Service Charge: £2389.16 pa

Ground Rent: £0 rising to £0 pa

N.B. The vendor is currently purchasing and then selling a share of the freehold interest in the whole building as part of this transaction

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.