

DRYDEN AVENUE, HANWELL

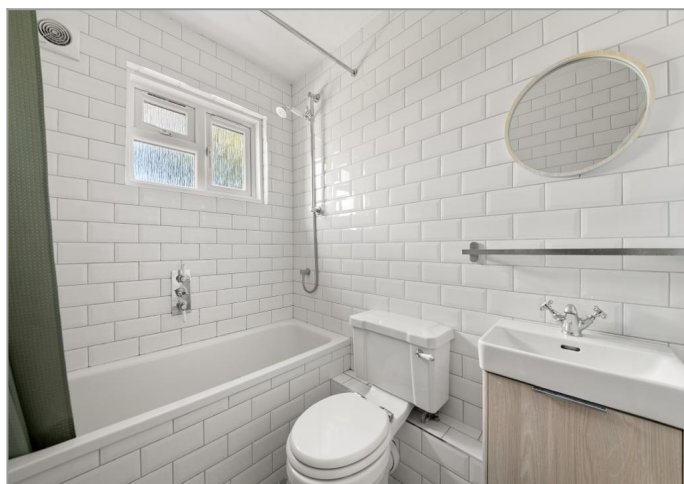


£435,000

Tuffin & Wren are privileged to offer this smart, spacious purpose-built maisonette set over the first floor of this very conveniently located building. Much improved by the present owners, the property now boasts generous, beautifully-presented living spaces that feature; 3 bedrooms, a large separate reception room and a very stylish, fitted kitchen/dining room. The property also benefits from a superb fully-tiled bathroom, sole access to the very large loft space (not demised), its own entrance and delightful rear garden.

TUFFIN & WREN

Independent Estate Agents



Further Information

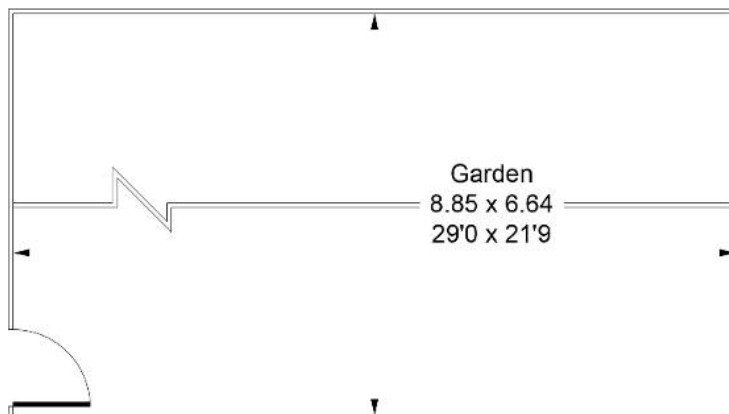
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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.

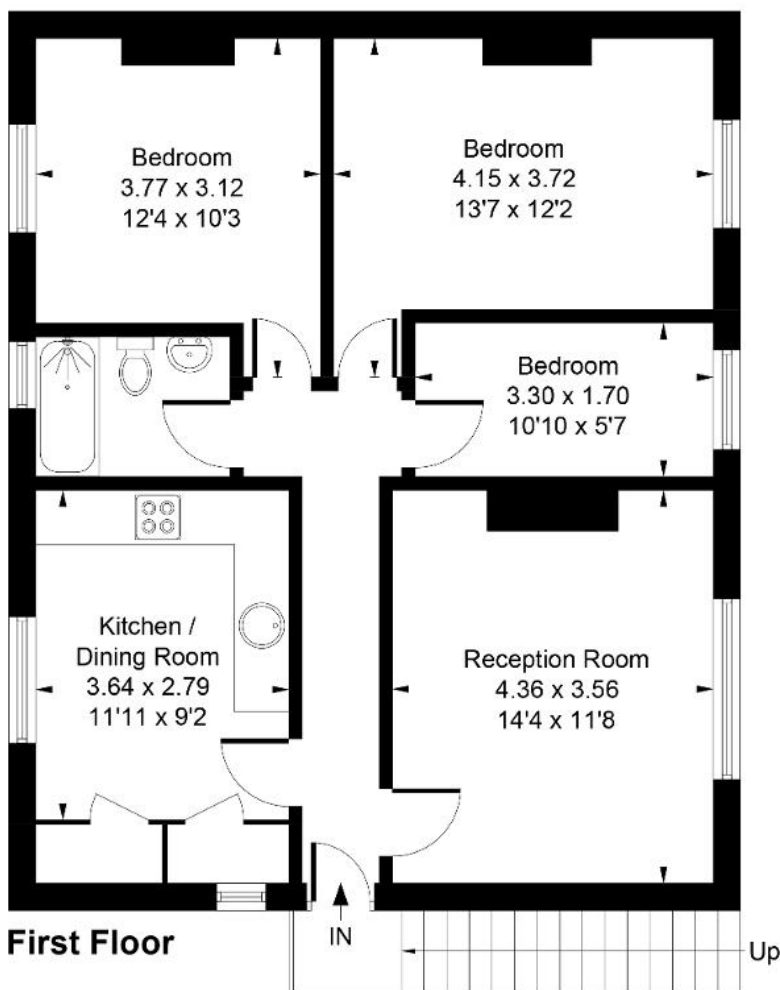
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Approximate Gross Internal Area
70.27 sq m / 756 sq ft



(Not Shown In Actual Location / Orientation)



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Leasehold Information

Lease Term: 130 years from 1 January 1981

Ground Rent: £10.00 pa

Service Charges: £0 (save for any repair obligations detailed in the lease)

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.