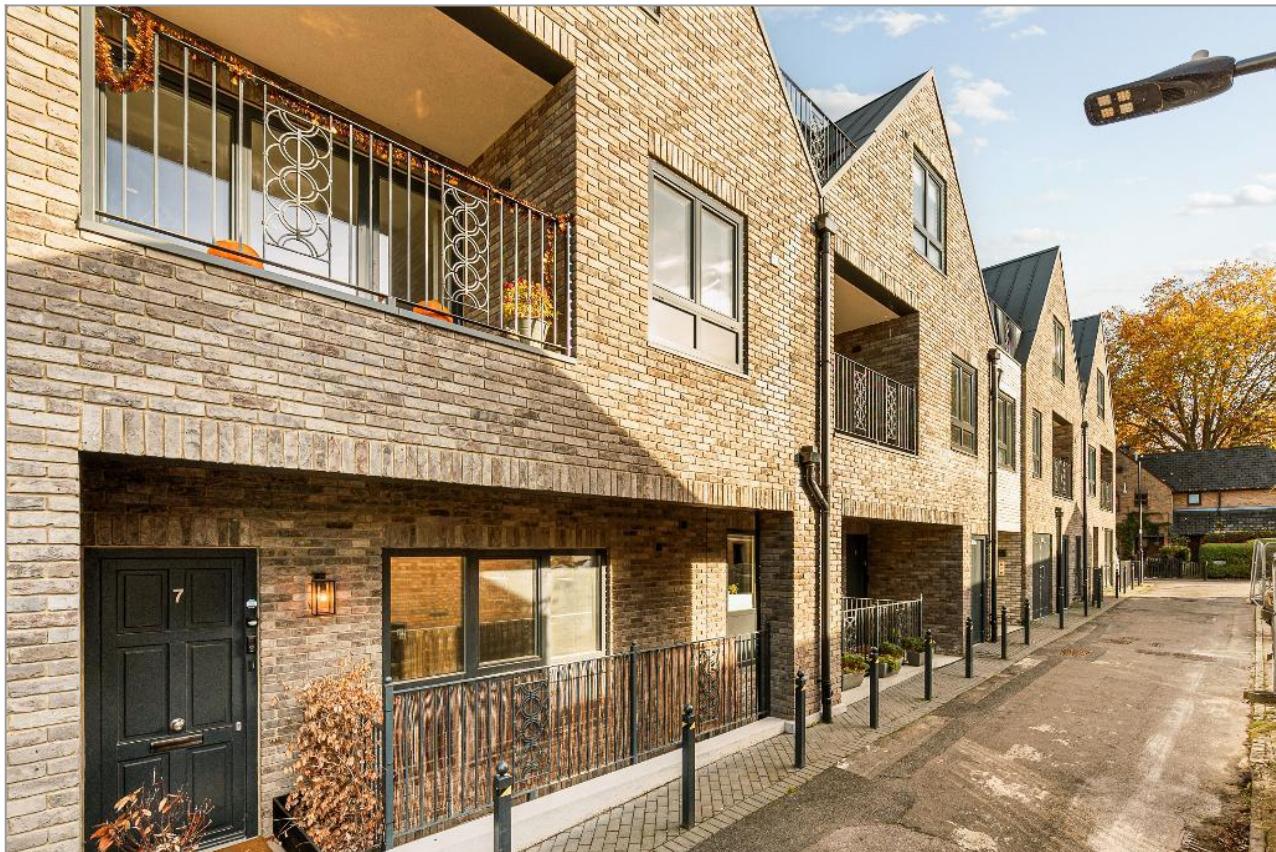
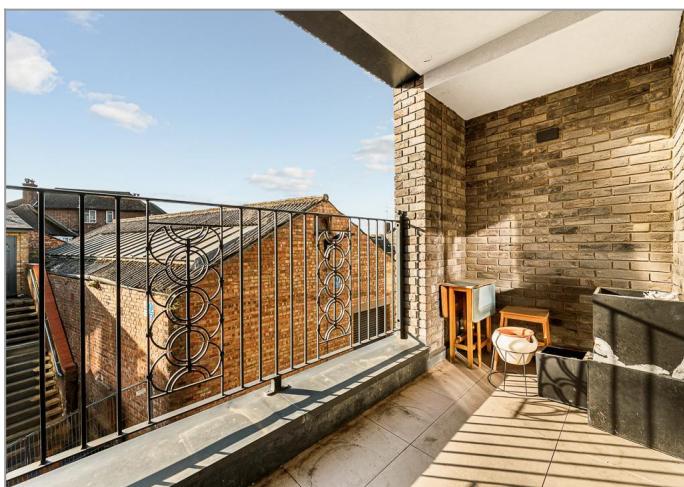


## FACTORY YARD, HANWELL



**£365,000**

Tuffin & Wren are delighted to offer this beautifully presented one-bedroom apartment set within the sought-after Factory Yard development, quietly tucked away in a little-known cul-de-sac right in the very heart of Hanwell. This light-filled home features spacious open-plan living/dining areas, sleek Bosch-fitted kitchen and a private westerly-facing balcony, ideal for relaxing or entertaining. The property also offers a generous double bedroom, a luxurious bathroom, share of freehold, and access to well-maintained communal areas within a friendly, connected community. Designed for comfort and efficiency, it boasts a NIBE heat pump system, underfloor heating and an impressive EPC B rating - all perfectly positioned for Hanwell's local shops, cafés, renowned green spaces and fast Elizabeth line connections.



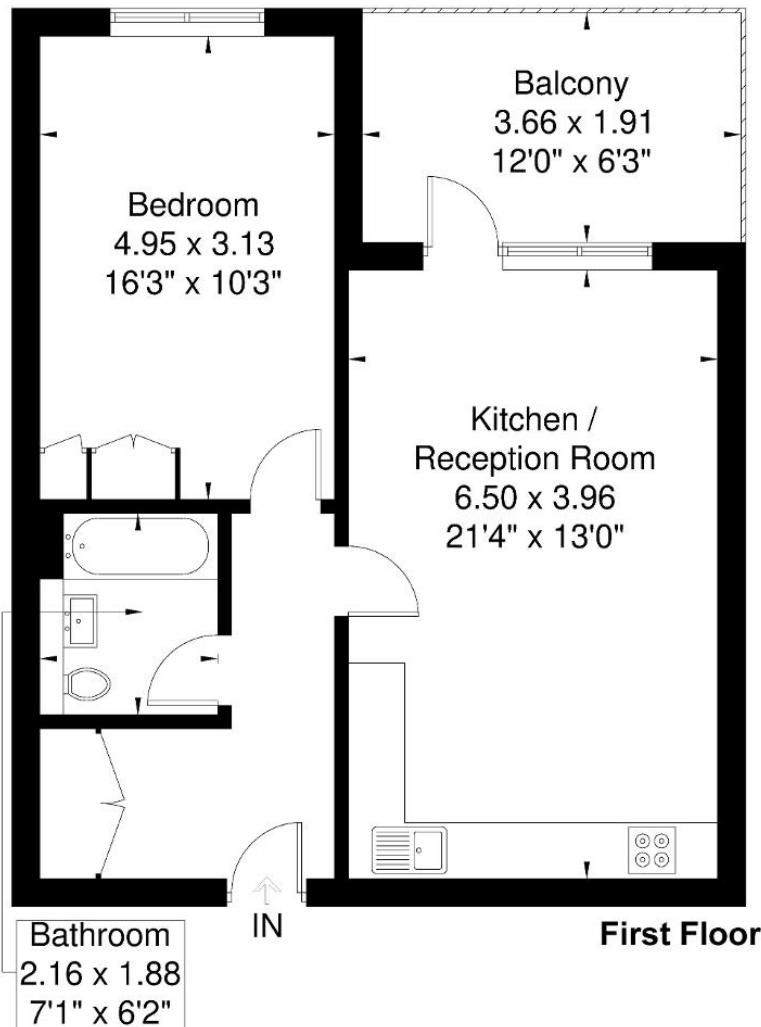
## Further Information

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

## Factory Yard

Approximate Gross Internal Area = 55.8 sq m / 600 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
© www.prspective.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		