

SHAKESPEARE ROAD, HANWELL



£425,000

Located in the heart of Hanwell's sought-after Poets Corner, this bright and spacious ground floor apartment offers modern, low-maintenance living just moments from the Elizabeth Line and an excellent selection of local shops, cafés and other amenities. Well-presented throughout, the property features a generous reception room leading to a superb fitted kitchen with integrated appliances, two well-proportioned bedrooms and a fully tiled bathroom with shower over the bath. A particular highlight though, is the private front, side and south-facing rear gardens, together with the rare benefit of a garage. Further advantages include a 999-year lease and a share of the freehold, making this an ideal home for professionals, couples or downsizers seeking a superb West London location.

TUFFIN & WREN

Independent Estate Agents



Further Information

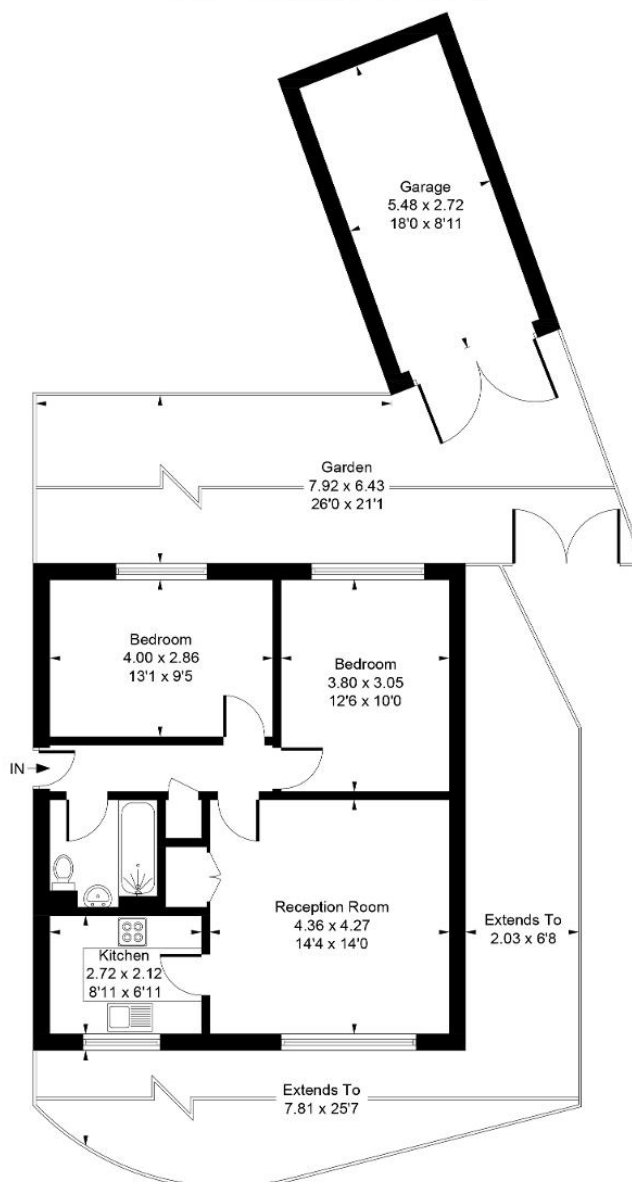
For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

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 = 59.96 sq m / 645 sq ft
Garage = 15.33 sq m / 165 sq ft
Total = 75.29 sq m / 810 sq ft



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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ADDITIONAL INFORMATION

Lease Term: 999 years from 24 June 1966

Service Charges: £1980 p.a.

Ground Rent: £0 (peppercorn)

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	40 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.