

## GLEBE COURT, CHURCH ROAD, HANWELL

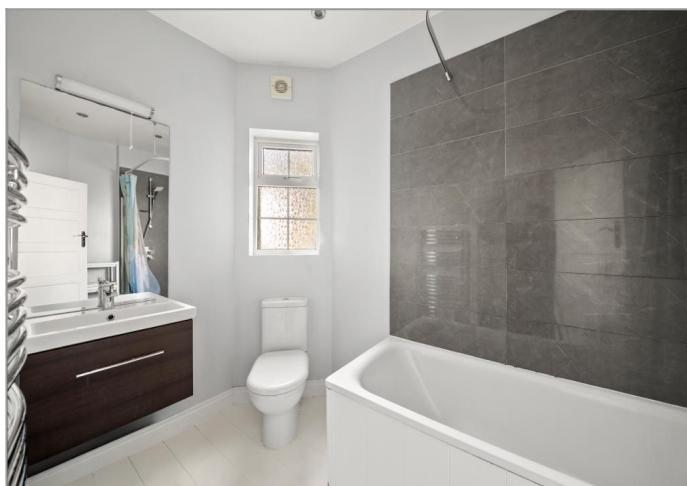


£349,950

Nestled in the highly sought-after Golden Manor enclave of Hanwell, this beautifully presented ground floor apartment offers an exceptional blend of comfort, style and tranquillity. With its own private entrance, the property opens into a bright and spacious interior, finished to an excellent standard throughout. The generous reception room is filled with natural light and enjoys views over picturesque parkland, while the sleek, contemporary kitchen is thoughtfully designed. The double bedroom is quietly positioned and served by a well-appointed bathroom. An undoubted feature is the direct access to sections of front and rear garden areas of the well-maintained communal grounds. Ideally located, the property offers easy access to the open green spaces of Brent River Park, excellent transport links and many other local amenities, delivering the perfect balance of peaceful surroundings and West London convenience.

# TUFFIN & WREN

*Independent Estate Agents*



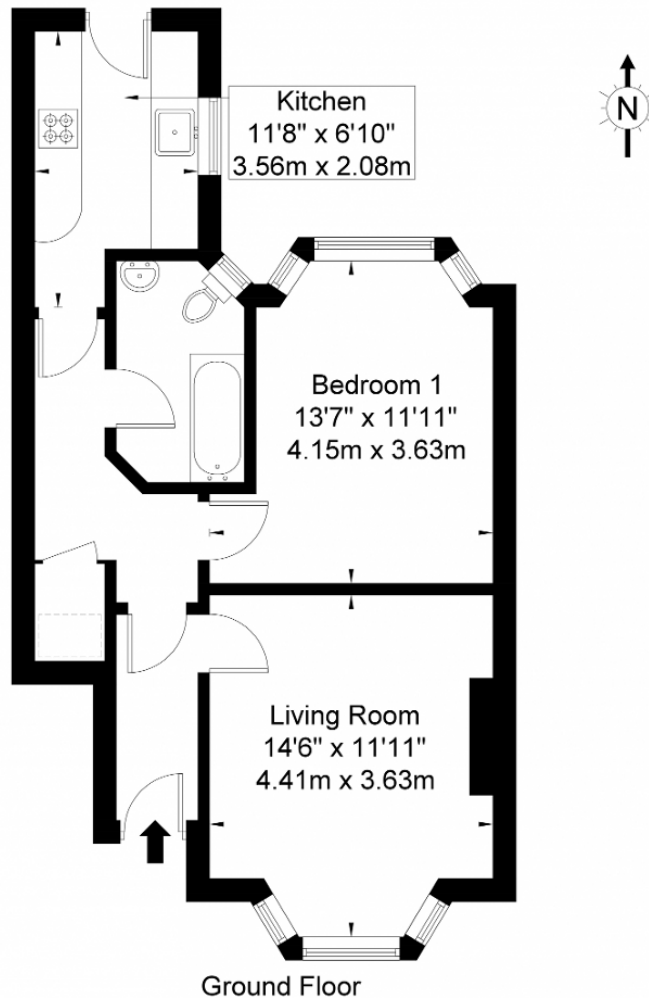
## Further Information

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

## Glebe Court, W7 3BY

Approx. Gross Internal Area = 49.7 sq m / 534 sq ft



Ref

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**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	77
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		69	79
England & Wales		EU Directive 2002/91/EC	