



Flat 1, 37, Grosvenor Road
Hanwell, London
W7 1HP

£1650 PCM

RB REASTON BROWN

One Bedroom Ground Floor Apartment, Offering A Stylish & Practical Living Space With Modern Features Throughout

This well-designed ground floor apartment offers a stylish and practical living space with modern features throughout. Upon entering, you are welcomed into a generously sized open-plan kitchen and living area, designed for both comfort and functionality. The space is exceptionally bright, benefiting from dual-aspect windows that allow natural light to flow in. The kitchen is both sleek and practical, featuring high-gloss cupboards for ample storage and modern integrated appliances, including an electric hob, oven, fridge, full-size dishwasher, and washing machine.

The spacious double bedroom is a bright and inviting retreat, featuring both a single door and glass double doors that open onto a patio area, offering a charming outdoor aspect.

The contemporary bathroom is elegantly designed with a natural décor, featuring a spacious walk-in power shower. For added comfort, underfloor heating is installed in the bathroom, while the rest of the apartment benefits from gas central heating to radiators, ensuring efficient warmth throughout.

This first-floor apartment further benefits from a video camera telecom system for enhanced security and an advanced air recovery system that improves ventilation and air quality.

EPC: C Council Tax: C

Location

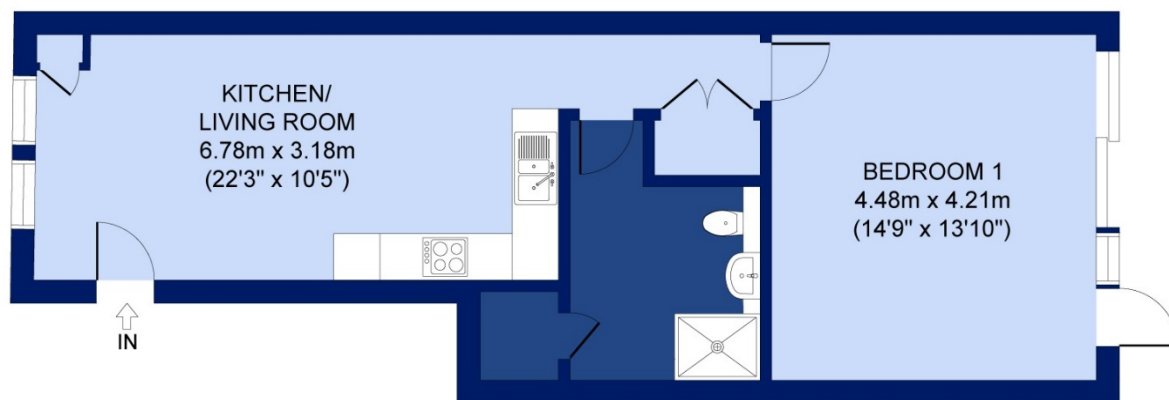
Grosvenor Road is ideally situated in the heart of West Ealing, a vibrant and well-connected area of West London, offering an excellent blend of convenience and community spirit. The location provides easy access to a wide range of local amenities, including supermarkets, independent shops, cafes, and a variety of restaurants serving both international cuisine and traditional British fare. Popular nearby shopping destinations include the Ealing Broadway Shopping Centre, which hosts major high street brands, boutique stores, and essential services, ensuring residents have everything they need within easy reach.

For commuters, Grosvenor Road is just moments from the busy Broadway, where frequent bus services provide efficient connections to Ealing Broadway, Acton, and Central London. The area benefits from multiple transport options, including access to the Central and District Line at Ealing Broadway station, ensuring quick and direct routes into the heart of London. Additionally, West Ealing station, part of the Elizabeth Line (Crossrail), offers fast services to Paddington, the West End, Canary Wharf, and Heathrow Airport, making it an ideal location for professionals and frequent travellers.

Green spaces such as Walpole Park and Lammas Park provide residents with picturesque settings for outdoor activities, walking, and relaxation. Combining excellent connectivity, local conveniences, and a welcoming community, Grosvenor Road is a sought-after location for those looking to enjoy the best of West London living.







GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 583 SQ FT / 54 SQ M
FLAT 1, 37 GROSVENOR ROAD, HANWELL, LONDON W7 1HP

All measurements of walls, doors, windows and fitting and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.



Costs:- Holding Deposit 1 week's rent (calculated as monthly rent x 12 ÷ 52)

Rent in advance = One Months Rent

Deposit 5 week's rent (calculated as monthly rent x 12 ÷ 52 x 5)

If you provide misleading information on you pre application form or withhold/ delay the referencing process you may forfeit your holding deposit



Viewing is Strictly by Appointment through Reaston Brown

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