



**Share of Freehold / Apartment**

**21a, Half Acre Road**

**£450,000**

A rare opportunity to acquire this spacious, 2 double bedroom first floor conversion flat, recently refurbished throughout to a high standard, literally moments from Hanwell Elizabeth Line, attractively offered with the security of a Share of the Freehold and a long (990 year) lease.

- Moments from Hanwell station
- Recently refurbished, first floor conversion flat
- 2 double bedrooms
- Light and airy living room
- Fitted kitchen area
- Newly installed bathroom
- Smartly decorated throughout
- Share of F/H plus long lease
- Loft space potential for extension
- GCH&DG



**Share of Freehold / Apartment**

**Half Acre Road, W7 3JH**

**£450,000**

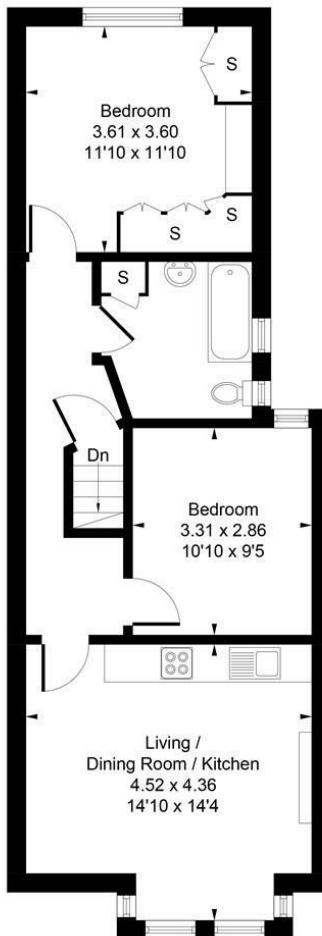
This superbly presented, first floor flat, converted from a handsome Edwardian period house, offers bright spacious accommodation including light and airy bay fronted living space with attractive period fireplace, opening to a smart, recently fitted 'matt anthracite' kitchen zone. It features a deep landing with access to an excellent loft storage space (with potential for a large loft conversion, subject to the usual consents). There are 2 double bedrooms (the master to the rear with range of built in wardrobes) and a very smart recently installed bathroom suite with natural light. Offered in a newly refreshed modern neutral decor throughout, with newly fitted carpets, full double glazing and gas central heating. Offered with the security of a Share of Freehold, plus a long lease, this presents itself superbly as a 'move in ready' first home, or potential rental investment.

Situated in this peaceful tree lined residential road, yet ultra convenient for a range of good local shops, pubs, eateries and various regular bus services along Hanwell Broadway, including the new Sainsbury, Lidl and Tesco supermarkets. Hanwell mainline station (for the excellent Elizabeth line) is literally a few minutes walk away, providing speedy access to Ealing, The City and Heathrow. The area is also served by well regarded schools and the lovely green spaces of Conolly Dell, Churchfields and Brent Lodge (Bunny) park along with popular Brent Valley golf course are all close at hand.



**21A Halfacre Road, W7 3JH**

Approximate Gross Internal Area  
56.99 sq m / 613 sq ft



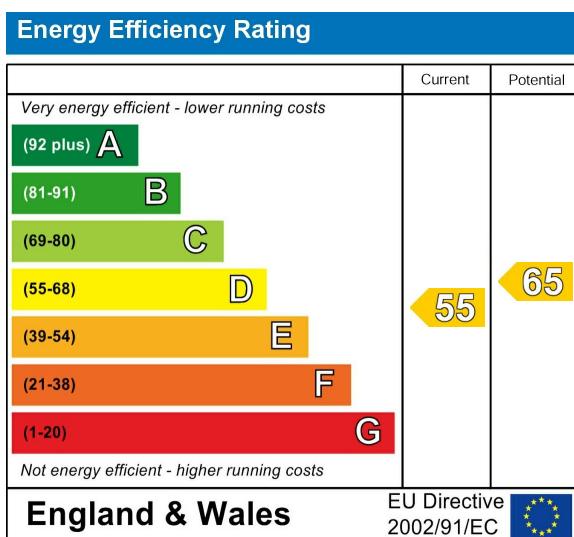
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Produced by jcphotographystudio.com

Council Tax Band

**C**

Energy Performance Graph



**Call us on**

**020 8567 3219**

**hanwellsales@sintonandrews.co.uk**  
**www.sintonandrews.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.