19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219



Leasehold / Apartment

Holly Park Road, London

£350,000

A characterful one bedroom garden flat, in this peaceful yet convenient location, minutes from the Elizabeth Line, offered with a long lease, chain free and with potential to extend. This one bedroom ground floor period conversion is offered to the market with no onward chain.

- Characterful garden flat
- Double bedroom
- Open fireplace
- Chain free
- Long lease
- Wooden flooring
- Potential to extend
- South facing private garden
- Brick feature wall


BOSCH
BOSCH









Leasehold / Apartment

Holly Park Road, W7 1LA
£350,000

This ground floor period conversion flat offers spacious accommodation, including a bay fronted double bedroom, with attractive stripped wooden flooring, an exposed brick open fireplace and high corniced ceilings, there is an inner hallway, with an open 'desk-corner' and storage cupboard, a smart 'two-tone,' fully equipped fitted kitchen and bathroom with natural light.

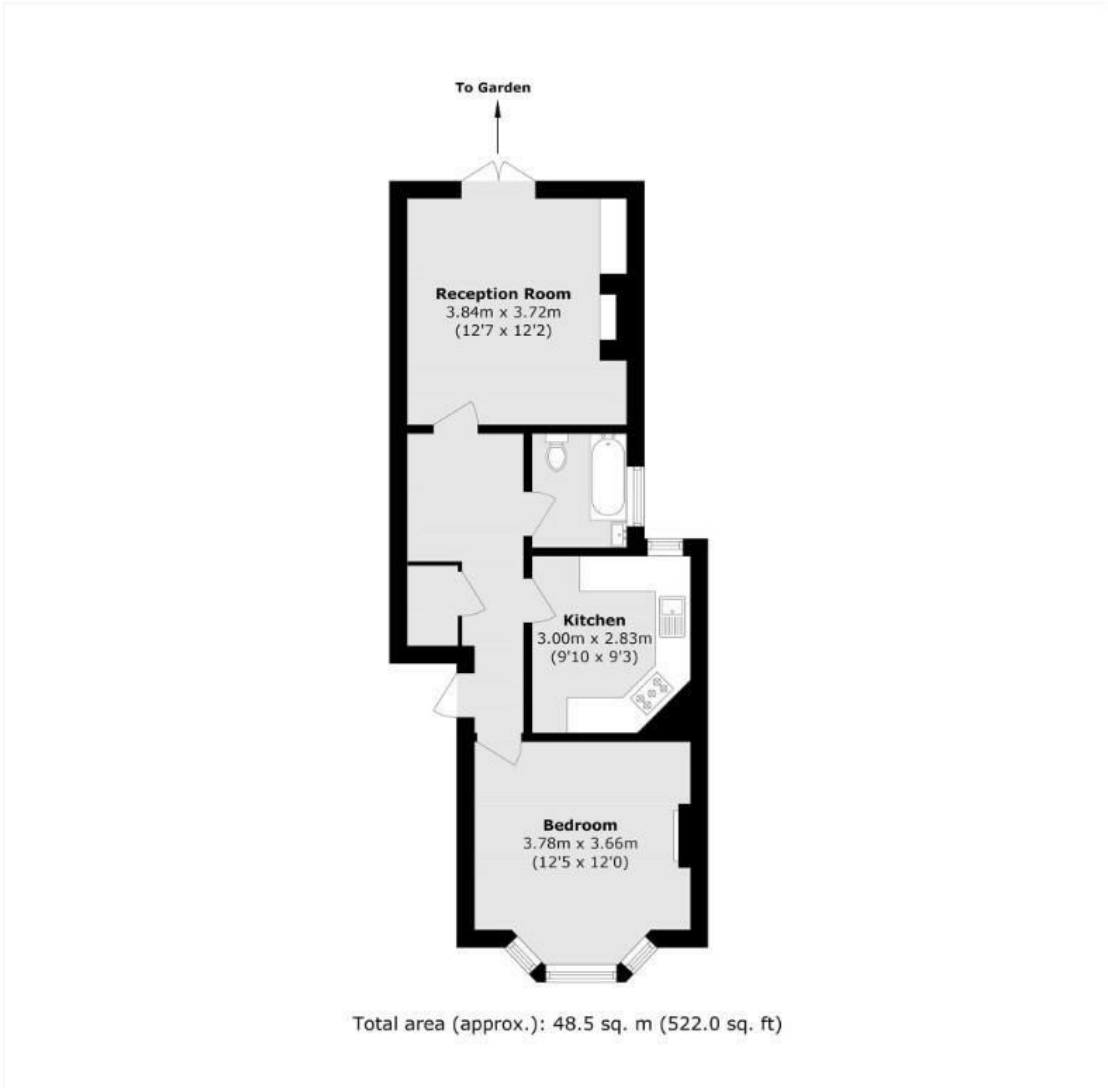
At the rear, the bright and spacious living room has an attractive exposed brick feature wall, stripped timber floors, high ceiling, open fireplace and French doors onto an excellent sized S/facing private garden- with valuable rear access and offering potential to extend (subject to the usual consents). It features GCH and sympathetically styled double glazing with sash windows. Offered chain free and on a long lease, with much character, the property would benefit from some refurbishment and re-decoration to provide an ideal first home or investment.

Conveniently located on this peaceful road off Church Road, just a few minutes' walk from Hanwell Station for the excellent Elizabeth Line, offering speedy access to The City and Heathrow. A range of local shops (including the new Lidl and Sainsbury supermarkets), good local pubs, restaurants and regular bus services are all within easy walking distance. The property falls into catchment for well regarded schools - Hobbayne (Primary), St Josephs (Primary RC) and Drayton Manor (Secondary). The green open spaces of Brent Valley (Bunny) Park and golf course, are also close at hand.





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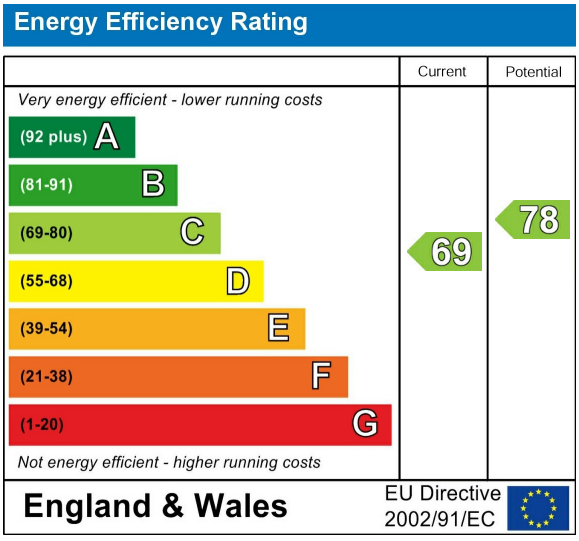


Total area (approx.): 48.5 sq. m (522.0 sq. ft)

Council Tax Band

C

Energy Performance Graph



Call us on

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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.