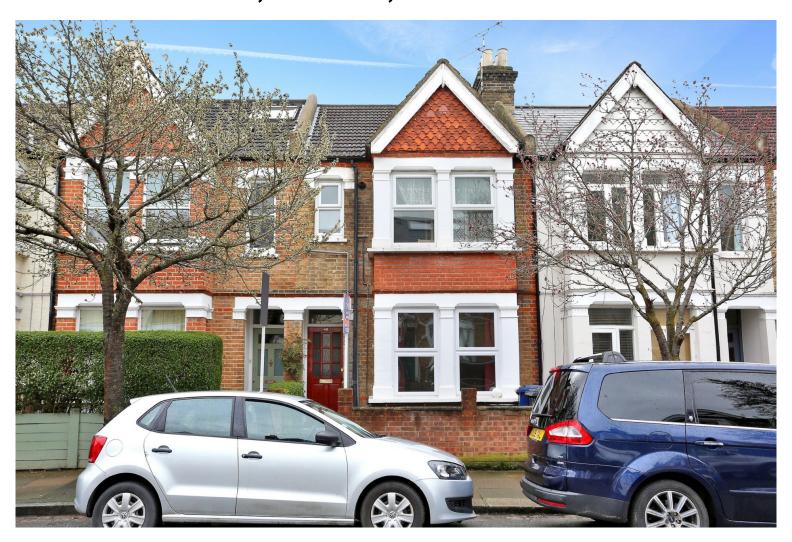


# Offers Over £399,000 Elthorne Avenue, Hanwell, W7



- One Bedroom
- 565 Sq Ft

- Ground Floor
- Private Rear Garden
- Freehold For The Building
- Chain Free

A well presented Edwardian garden flat which comprises of the whole of the ground floor of this attractive house located close to Boston Manor station (Piccadilly line), Elthorne Park and Northfields. The property benefits from the freehold for the building, chain free, period features such as high ceilings and stripped floorboards. Accommodation boasts front lounge, large eat in kitchen/ breakfast room, double bedroom, spacious bathroom and generous private rear garden with shed.









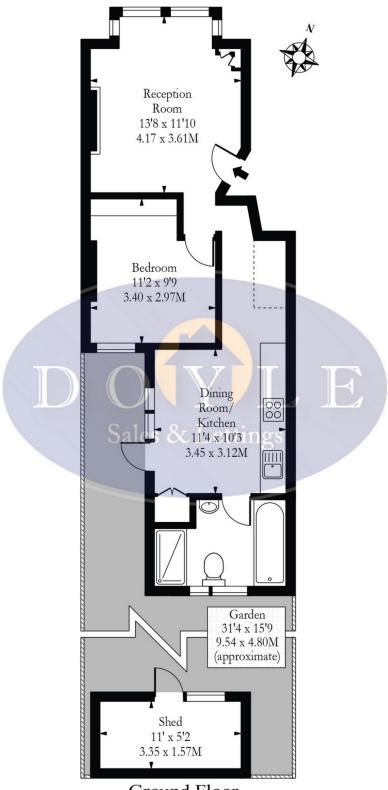








## Elthorne Avenue, W7

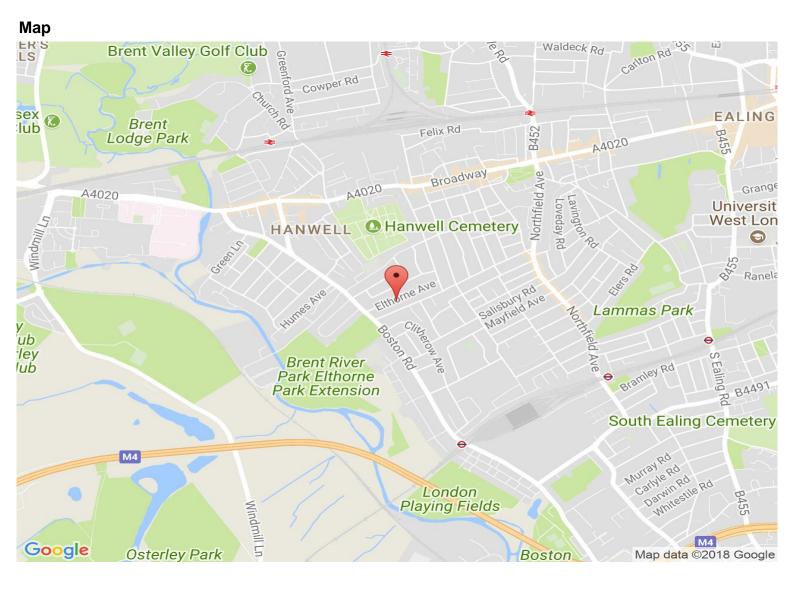


Ground Floor
Approx Gross Internal Area 565 Sq Ft - 52.49 Sq M

(Including Restricted Height Area & Excluding Shed)

### Illustration Purposes Only

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 errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.



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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase

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