



£425,000

Laurel Gardens, Hanwell, W7



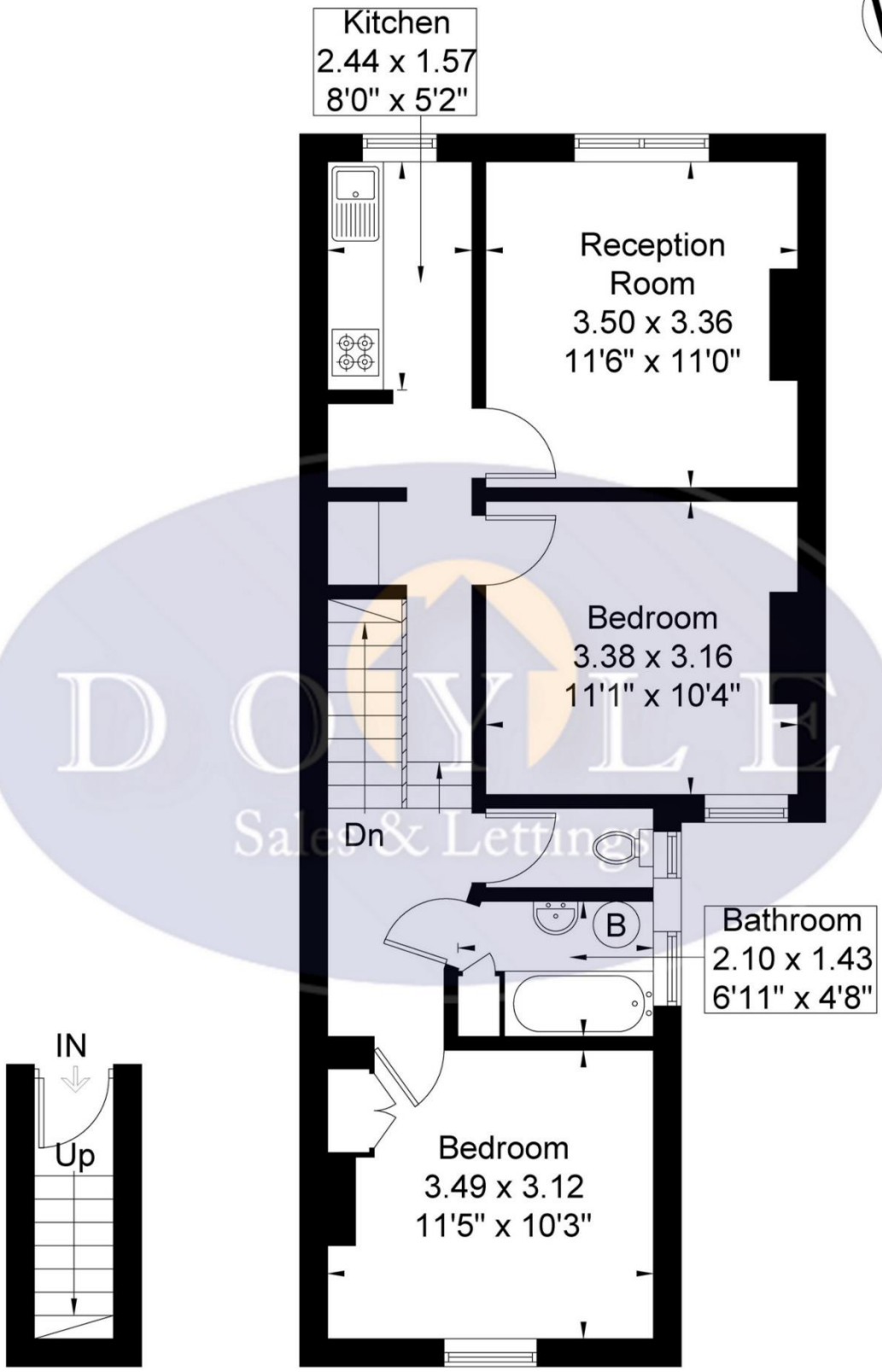
- 2 Double Bedrooms
- 612 Sq Ft
- Separate Kitchen
- Spacious Reception
- Close To Elizabeth Line
- Chain Free

A well presented, chain free, 2 double bedroom, first floor period conversion flat, close to Hanwell station in the popular area of Hanwell Village. Benefiting from high ceilings, an abundance of natural light, favourable layout and fresh interiors this charming property comprises shared entrance, stairs to first floor, spacious landing, generous reception room, 2 double bedrooms, separate kitchen and bathroom with separate WC. Additional benefits include, share of freehold, newly extended underline lease and loft storage. Laurel Gardens is set in the heart of fashionable Hanwell Village, perfect for Hanwell station (Elizabeth line / Crossrail), Boston Manor station (Piccadilly line), bus routes, road networks, Bunny Park and an array of local shops, pubs and restaurants.



Laurel Gardens W7 3JG

Approximate Gross Internal Area = 57 sq m / 612 sq ft



Ground Floor

2.2 sq m / 23 sq ft

First Floor

54.8 sq m / 589 sq ft

Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 