



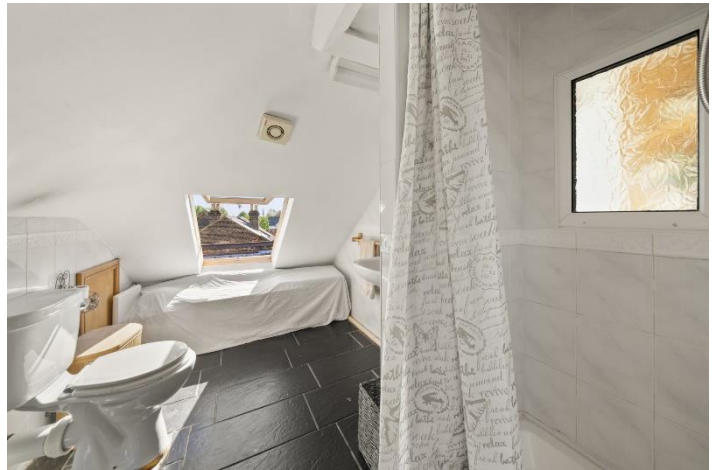
£525,000

Balfour Avenue, Hanwell, W7



- 2 Double Bedrooms
- Master En Suite
- Stunning Condition
- Excellent School Catchment
- Over 1,100 Sq Ft
- Close To Elizabeth Line

An impressive and stunning, conversion flat, arranged over the top 2 floors of this attractive period property and moments from the Elizabeth Line. The accommodation which is over 1,100 sq ft boasts a high standard of fixtures and fittings and comprises shared main entrance, stairs to first floor, large 17'6 x 15'1 bay fronted reception / dining room, double bedroom, newly installed bathroom, stunning kitchen and the top floor hosts the master bedroom with ample storage and spacious en suite shower room. Balfour Avenue is a highly sought location, only a few minutes' walk to Hanwell station (Elizabeth line), in a fantastic school catchment such as St Josephs, Hobbayne and Drayton Manor and perfect for great bus routes, road networks, local shops, Brent Valley golf course and the popular Bunny Park.

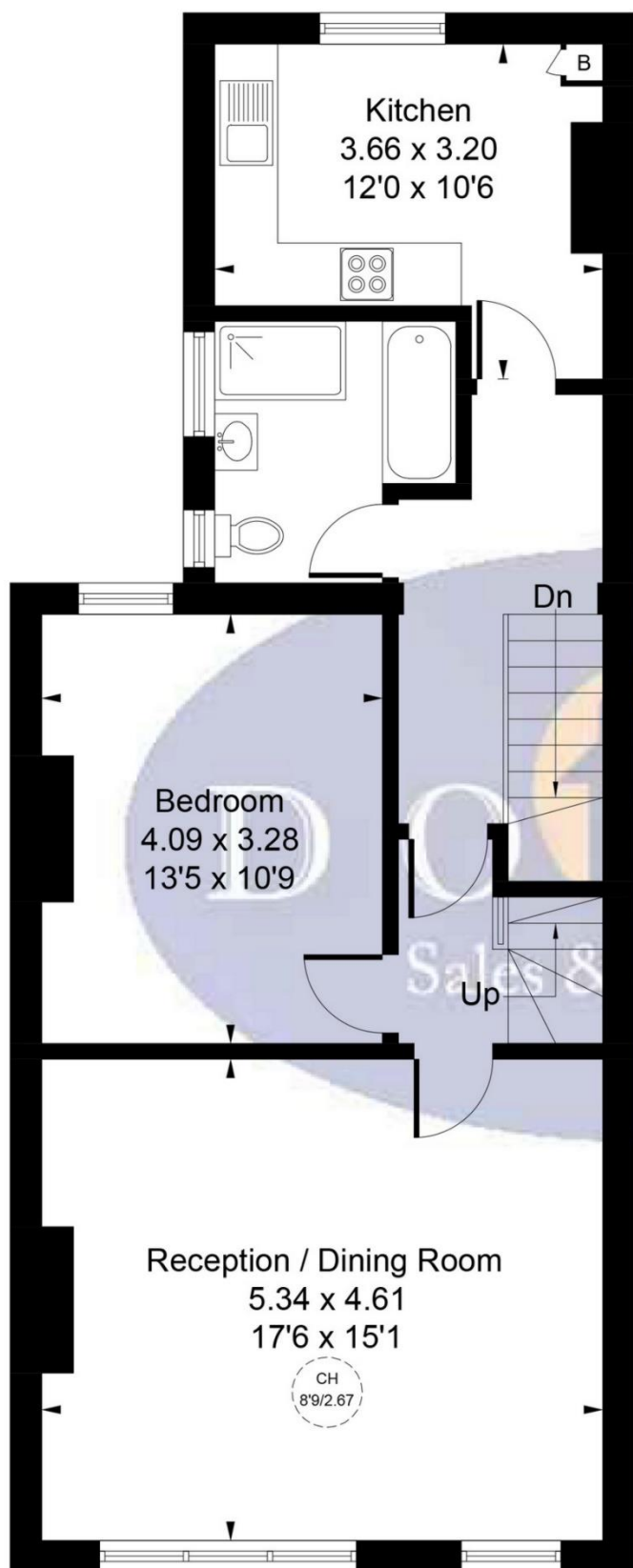


Balfour Avenue, London, W7 3HS

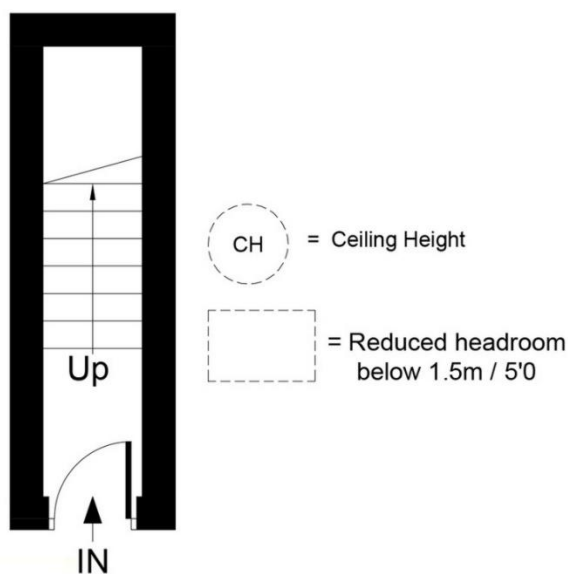
Approximate Gross Internal Area = 101.80 sq m / 1096 sq ft

Reduced Headroom & Eaves = 1.87 sq m / 20 sq ft

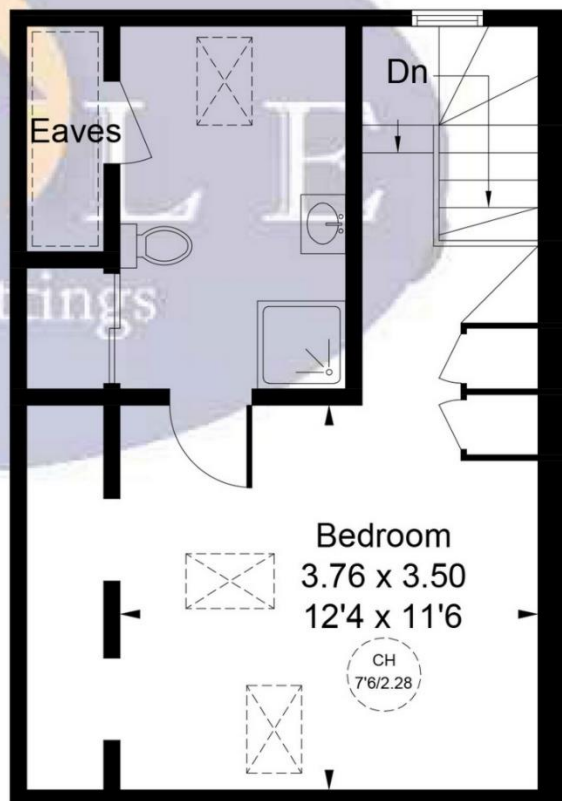
Total = 103.67 sq m / 1116 sq ft



First Floor
67.51 sq m / 727 sq ft



Ground Floor
3.85 sq m / 41 sq ft



Second Floor
30.44 sq m / 328 sq ft

Reduced Headroom & Eaves
1.87 sq m / 20 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.

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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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