



£425,000

Trojan Court, Grosvenor Road, W7



- 2 Double Bedroom
- Approximately 900 Sq. Ft.
- Garage
- Private Rear Garden
- Own Entrance
- Close to Elizabeth Line

A well-presented two double bedroom purpose-built maisonette with a private garden and garage, ideally situated on Grosvenor Road within walking distance of Hanwell and West Ealing stations, both served by the Elizabeth Line. Arranged over two floors, the accommodation is accessed via a welcoming and spacious entrance hallway and comprises a bright reception room, separate kitchen/dining room, two generous double bedrooms and a family bathroom. The property further benefits from built-in wardrobes, ample storage throughout, useful attic storage space, double glazing and a private rear garden. Trojan Court is conveniently positioned close to a wide range of local shops, cafés, parks, bus routes and highly regarded schools, while the Elizabeth Line provides fast and convenient access into Heathrow, Central London and beyond.

Lease: 150 years remaining. Ground Rent: £100 per annum. Service Charge: Nil. Council Tax Band: C



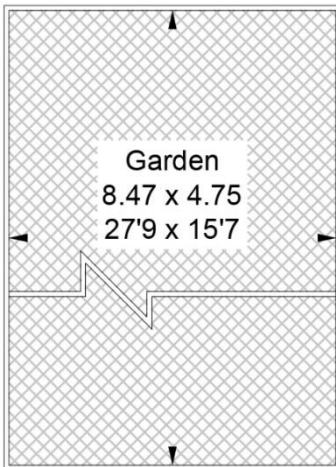
Trojan Court, Grosvenor Road, W7 1HL

Approximate Gross Internal Area = 83.08 sq m / 895 sq ft

Reduced Headroom = 0.36 sq m / 4 sq ft

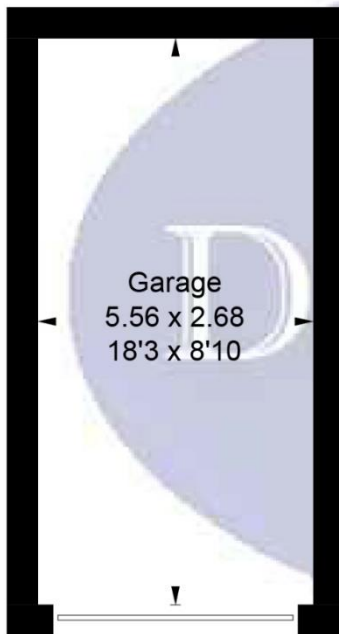
Garage = 15.22 sq m / 164 sq ft

Total = 98.66 sq m / 1063 sq ft

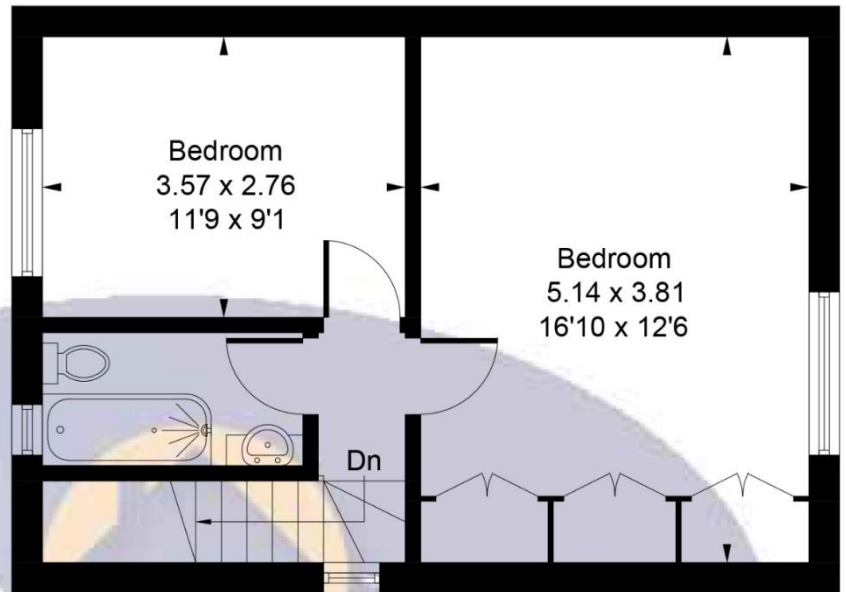


(Not Shown In Actual Location / Orientation)

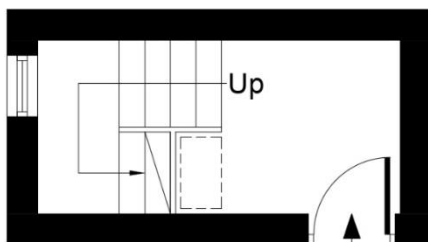
= Reduced headroom below 1.5m / 5'0



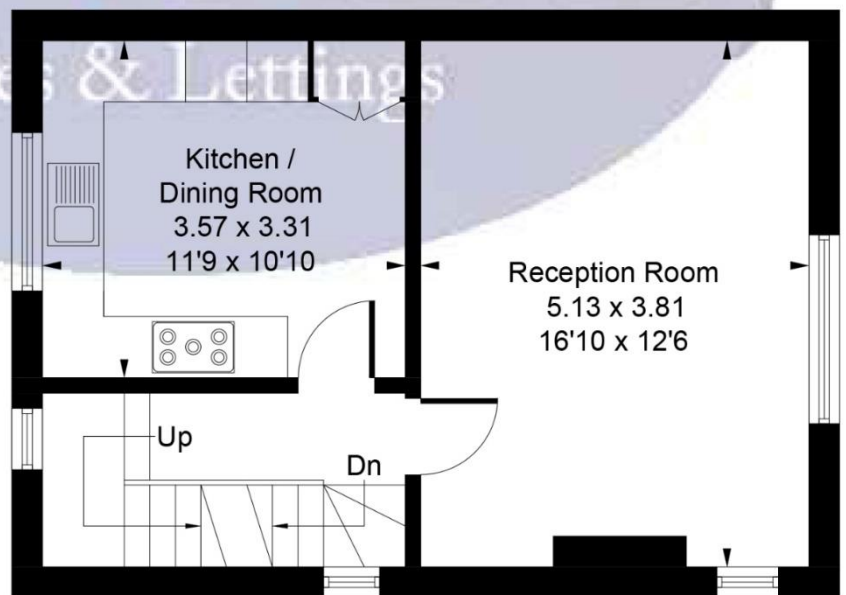
(Not Shown In Actual Location / Orientation)



Second Floor
38.62 sq m / 416 sq ft



Ground Floor
5.84 sq m / 63 sq ft
Reduced Headroom
0.36 sq m / 4 sq ft



First Floor
38.62 sq m / 416 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.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

MAP



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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

EPC Rating C

