



Abbeyfields Close, Park Royal, London. NW10 7EG.

£219,950 Leasehold

Match A Property are pleased to market this lovely top floor studio apartment situated within this highly sought after development conveniently located only moments from both Hanger Lane & Park Royal Tube Stations.

- Nice Condition Throughout
- Views Overlooking Communal Garden
- Allocated Parking Space
- Separate Kitchen
- Double Glazing
- Close To Hanger Lane Tube Station
- Easy Access Onto The A40 & A406
- Ideal First Time Buy
- Leasehold
- No Onward Chain

For a viewing or further information please call 020 8840 5444

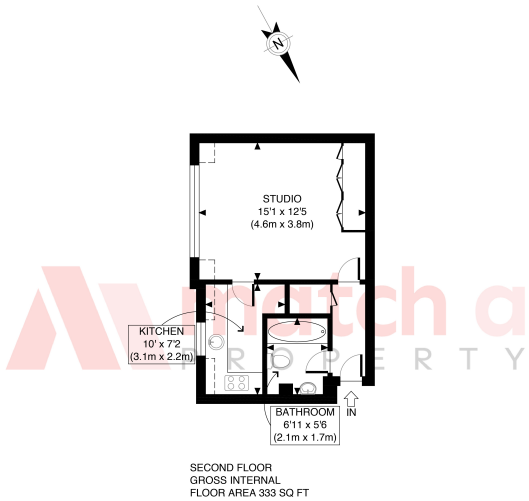
12 Central Chambers, The Broadway, Ealing, London, W5 2NR

Email: info@matchaproperty.co.uk

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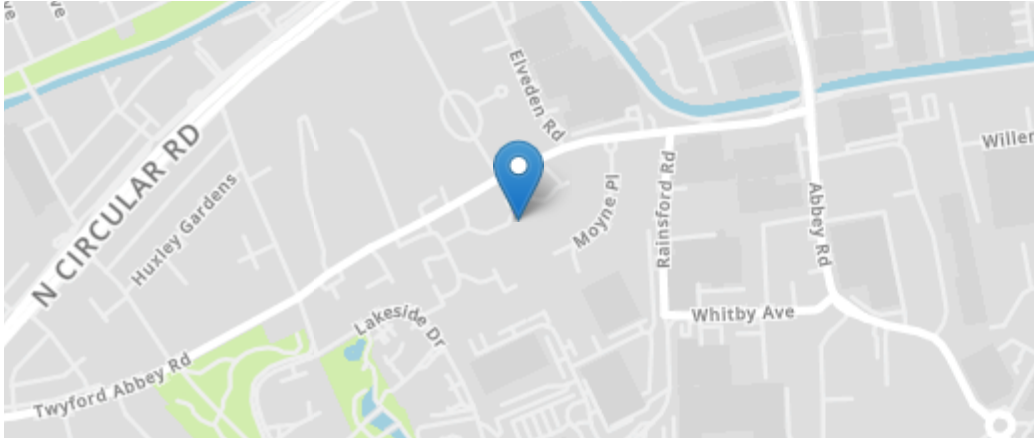
The property further boasts a bright spacious studio room with direct views overlooking the communal garden, separate kitchen with appliances, modern bathroom with shower, double glazing, entry phone, allocated parking space and access to well maintained communal gardens.

The property is situated close by to bus services direct into Ealing Broadway whilst motorists have easy access onto the A40 and North Circular (A406) for routes in and out of London. The property would make an ideal First Time buy or investment purchase. No Onward Chain.



APPROX. GROSS INTERNAL FLOOR AREA 333 SQ FT / 31 SQM	Abbeyfields Close
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 20/05/24 photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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