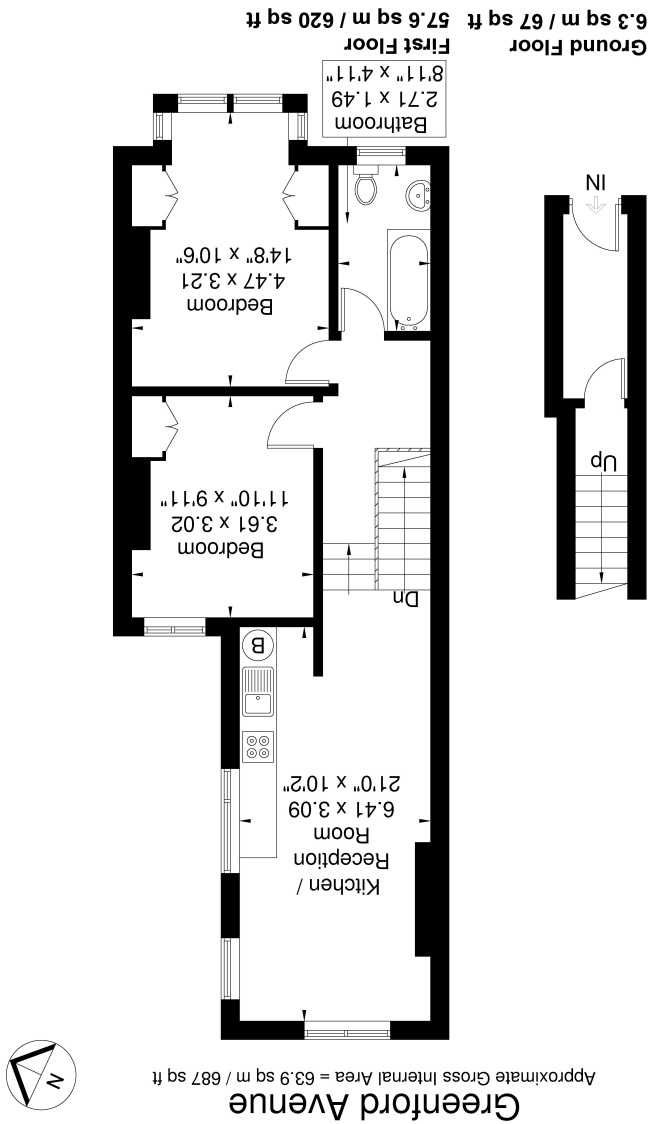


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
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Conveniently located two double bedroom period converted first floor apartment with the valuable benefit of a parking space. The property comprises of an open plan lounge/kitchen, fully tiled family bathroom, and two well proportioned double bedrooms. The property is being sold with the added benefit of a share of the freehold and the demise of the loft giving the next owner the potential to convert the loft (subject to usual planning permissions).

The property also takes advantage of being located within easy reach of Hanwell Elizabeth Line Station providing access into The City, Paddington, Heathrow Airport and beyond! Also close to hand are excellent bus links & local day to day shops.

The apartment could do with updating in places but comes with a long list of benefits including being sold with no onward chain.

**Open Plan Reception / Kitchen**

21' 0" x 10' 2" (6.40m x 3.10m) Dual aspect double glazed windows, radiator, laminate floor, spot lights , loft access

**Kitchen**

Range of eye and bae level units with electric hob with oven under and extractor hood over, tiled floor, wall mounted boiler , spot lights

**Bathroom**

Front aspect double glazed frosted window, panel enclosed bath with shower, pedestal wash hand basin, low level WC, radiator, heated towel rail, extractor fan

**Bedroom 1**

14' 8" x 10' 6" (4.47m x 3.20m) Front aspect double glazed bay window, radiator, fitted wardrobes

**Bedroom 2**

11' 10" x 9' 11" (3.61m x 3.02m) Rear aspect double glazed window, radiator, fitted wardrobe

