



## Abbeyfields Close, London. NW10 7EJ.

**£385,000 Leasehold**

Match A Property are pleased to market this spacious two double bedroom first floor purpose built flat with own private balcony located within easy walking distance to both Hanger Lane and Park Royal Tube Stations.

- Two Double Bedrooms
- Private Balcony
- Allocated Parking Space
- Communal Garden
- Close To Hanger Lane Tube Station
- Close To Park Royal Tube Station
- Gas Central Heating
- Ideal First Time Buy
- No Onward Chain
- Leasehold

**For a viewing or further information please call 020 8840 5444**

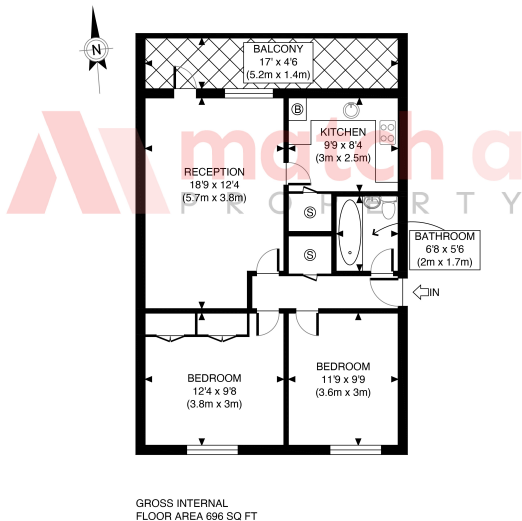
12 Central Chambers, The Broadway, Ealing, London, W5 2NR

Email: info@matchaproperty.co.uk

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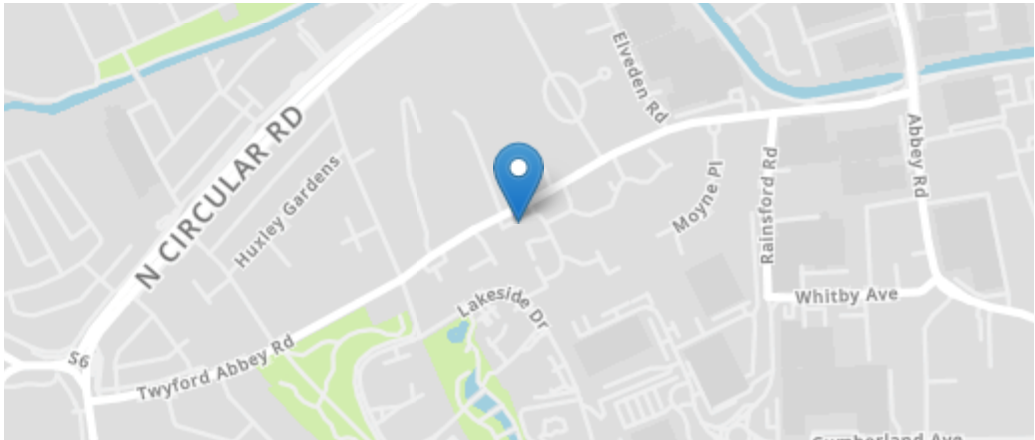
The property further boasts a bright spacious reception/dining room with direct access onto a private balcony, large fitted kitchen, modern bathroom with shower, allocated parking space, gas central heating and access to a well maintained communal garden.

Abbeyfields Close is set just off Twyford Abbey Road and is within easy walking distance to Hanger Lane Tube Station. Motorists have easy access onto the A40 & A406 for routes to and from London. The property would make an ideal First Time Buy or Investment purchase and is being marketed with No Onward Chain.



APPROX. GROSS INTERNAL FLOOR AREA 696 SQ FT / 65 SQM	Abbeyfields CI
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: 11/03/24
	photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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