

19 Greenford Avenue, Hanwell, London, W7 1LD

020 8567 3219



Share of Freehold / Ground Floor Flat

36 Church Road, W7 1DL

£435,000

A rare opportunity to acquire a two double bedroom ground floor garden flat, moments from Hanwell Station for Cross-rail, attractively offered with share of freehold, a long lease and no chain.

#### FEATURES

Ground Floor Conversion Flat  
Two Bedrooms  
1 Reception Room  
Own Entrance  
Large Conservatory  
Private Garden

681 sq ft  
Council Tax Band:  
C - £1,480  
Share of Freehold (978 Years)







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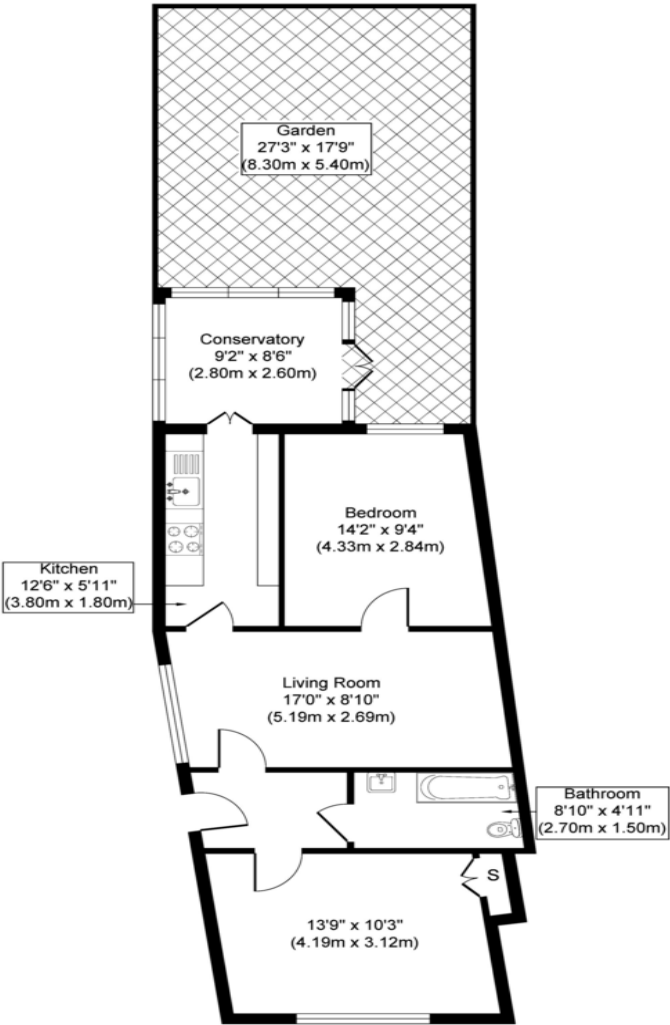
This rare to the market ground floor garden flat, converted from a handsome Victorian semi-detached property, boasts its own private side entrance and a good size, low maintenance, landscaped garden, with valuable side access. It offers spacious accommodation including, two double bedrooms (the master with a range of fitted wardrobes) modern bathroom suite, well equipped fitted kitchen, opening to a large conservatory leading onto the garden. Featuring double glazed windows and gas central heating, superbly presented throughout in a smart neutral decor, complimenting stripped timber floors and corniced ceilings. Protected by a valuable Share of Freehold along with a long extended lease, this appealing period home would suit first-time buyers or investors alike. Attractively offered with no onward chain.

Situated at the start of one of Hanwell's premier roads, bordering the leafy Golden Manor Conservation area, literally a few minutes walk from Hanwell Mainline rail station for speedy access to Paddington and the forthcoming Elizabeth Line (Cross-rail.) Within easy reach of the green open spaces of Brent Lodge (Bunny) Park and Golf Course and local shops and regular bus services on Greenford Avenue. The property also falls into catchment for sought-after St.Joseph's (R.C.)Hobayne (primary) and Drayton Manor (Secondary) schools, all close at hand.





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Approximate Gross Internal Floor Area 681.05 sq. ft / 63.27 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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