











## About the property

Discover contemporary living in the heart of Hanwell, where this exquisite one-bedroom, one-bathroom flat combines modern elegance with classic period charm. Nestled within a first-floor period conversion, this newly refurbished property is tailored to accommodate the discerning tastes and dynamic lifestyles of professional tenants.

As you step inside this exquisite home, prepare to be captivated by the stylish interiors and the meticulous attention to detail that has gone into creating this sanctuary of comfort and sophistication. Featuring a generous double bedroom and a sleek, modern bathroom, this flat provides a haven of relaxation for its next lucky occupant(s).

Designed with a passion for entertaining, the open-plan living and dining space offer an inviting setting for intimate dinners, vibrant gatherings or simply unwinding after a long day. Just moments away from the bustling Uxbridge Road, this home grants easy access to a diverse range of shops, cafes, and restaurants, allowing you to immerse yourself in the local community and satisfy your cravings for culinary delights.

An ideal base for those seeking seamless connectivity, the property is situated a mere 0.2 miles or 4 minutes' walk from Hanwell Station, ensuring swift and easy journeys to the city centre and beyond.



## Key features

- 1 bedroom
- 1 bathroom
- Newly refurbished
- Brilliant location
- First floor period conversion
- 0.2 miles / 4 minutes walk to Hanwell Station
- Close to the amenities of Uxbridge Road
- Virtual Staging used on some images
- Furniture packages are available via separate negotiation

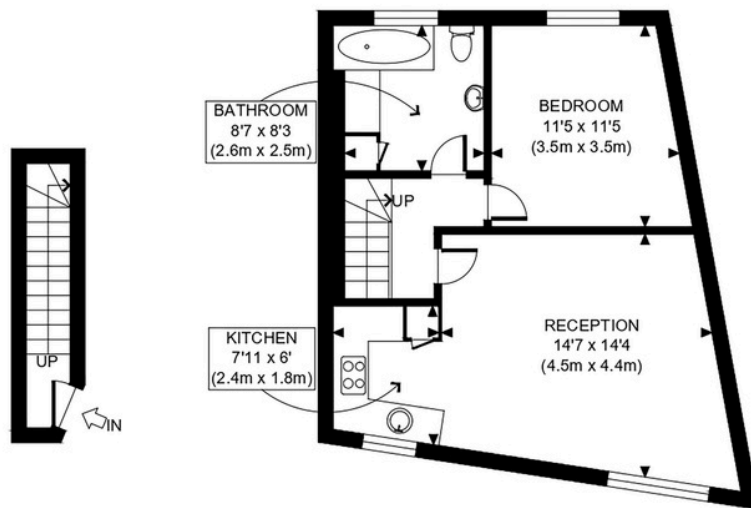
## Material information

- Council Tax - **Band B**
- Guide Price - **£1,650 PCM**





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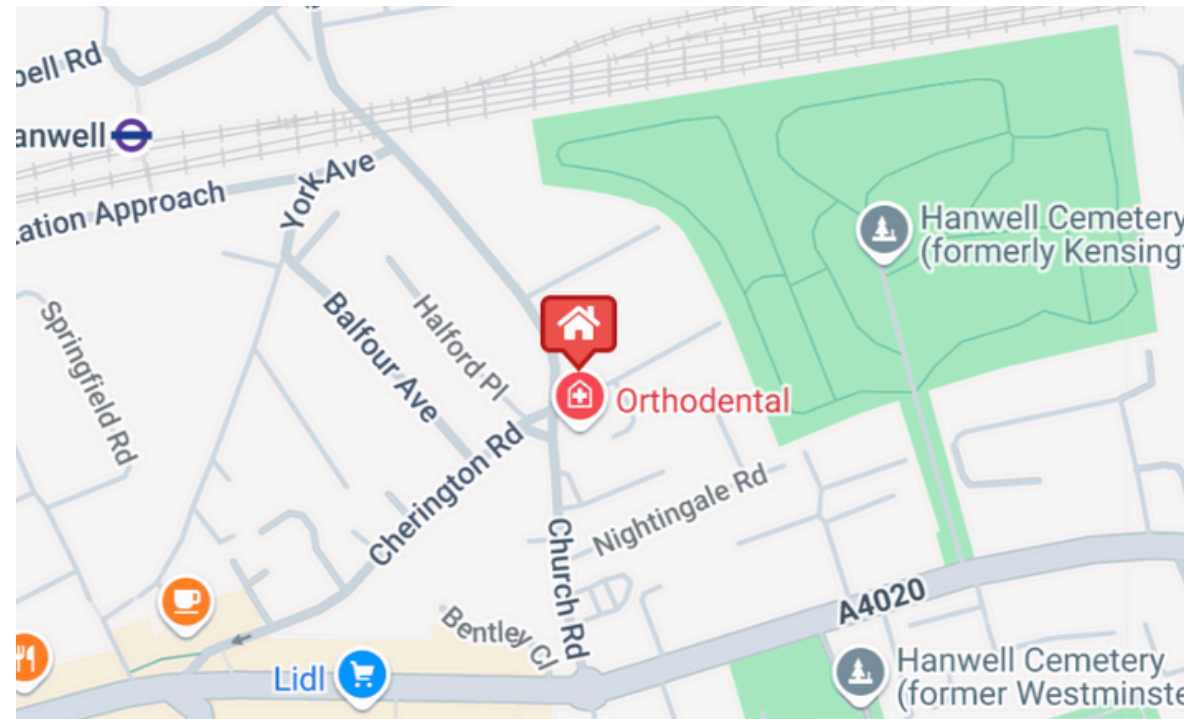
GROUND FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 36 SQ FT

FIRST FLOOR  
 GROSS INTERNAL  
 FLOOR AREA 508 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 544 SQ FT/ 51 SQM

**PROPERTY PHOTO PLANS**.CO.UK  
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		