



LAWN GARDENS, HANWELL, LONDON, W7

Guide Price: **£450,000**







About the property

What the owners love...

We've absolutely loved living in our flat in Hanwell — it really feels like a hidden gem in West London. One of the things that first drew us to the area was its community feel. Hanwell is full of fantastic independent shops (we even bought our wedding flowers locally!), and there are some great pubs within walking distance, with great beer gardens perfect for relaxing on a sunny afternoon!

The flat itself, which is on a lovely peaceful and leafy road, has been a joy to call home. We love the cosy living area and the spare bedroom is nice and spacious — ideal for guests or a home office. Having our own garden has been such a bonus, especially in the warmer months.

We're also just a short stroll from Hanwell Station, with the Elizabeth Line making it incredibly easy to get into central London in around 20 minutes. It's made commuting and city days out really easy.



Key features

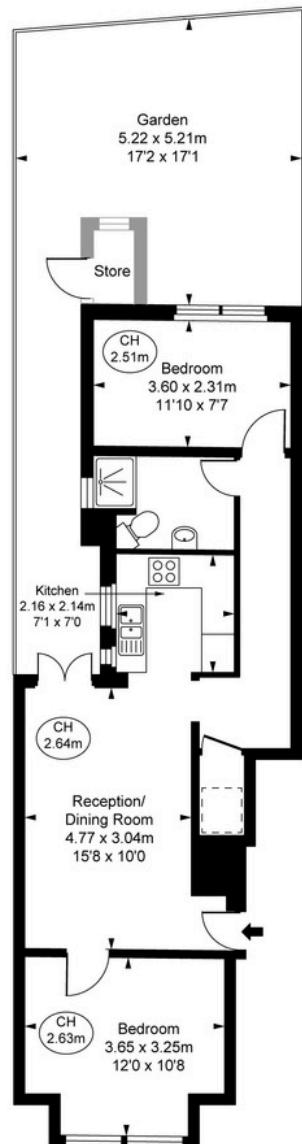
- Beautiful Tree-Lined Street
- Period Charm & Architecture
- Sunny Private Garden
- Excellent Condition Throughout
- Share of Freehold
- Surrounded by Lovely Parks
- Stone's Throw to Elizabeth Line
- Abundance of Local Amenities

Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band C**
- Guide Price - **£450,000**
- Lease Start Date - **17/09/2010**
- Lease Duration - **999 years**



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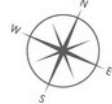
■ Approximate Gross Internal Area
 53.76 sq m / 579 sq ft

■ Store
 1.01 sq m / 11 sq ft

Total Areas Shown On Plan
 54.77 sq m / 590 sq ft

(Including restricted height
 under 1.5m (— — — — —))

(CH = Ceiling Heights)



Ground Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice

