



BALFOUR AVENUE, HANWELL, LONDON, W7

Guide Price: **£500,000**



 Leslie & Co





About the property

What the owner loves about the home:

We have absolutely loved our flat since stepping into it eight years ago. It's been such a happy home for us as our family has grown. We love the natural light throughout the flat and the feeling of space and warmth it provides.

The two double bedrooms are great, with the second one in particular offering a really versatile space that has evolved with us over the years - first a guest room, then a home office and now our little boy's first bedroom. Since moving in, we've renovated the bathroom and kitchen and have redecorated throughout, adding new flooring and fresh paint.

It's a home that has given us so many happy memories and we'll always feel lucky to have lived here.

Key features

- Beautiful Period Conversion
- Over 1000 Sq Ft
- Perfect Blend of Original Charm & Contemporary Finishes
- Expansive Reception Room
- Incredible Natural Light Throughout
- Share of Freehold
- Highly Desirable Tree-Lined Street
- Stone's Throw from Elizabeth Line

Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band C**
- Guide Price - **£500,000**
- Lease Start Date - **01/06/2018**
- Lease Duration - **999 years**
- Lease Years Remaining - **991 years**





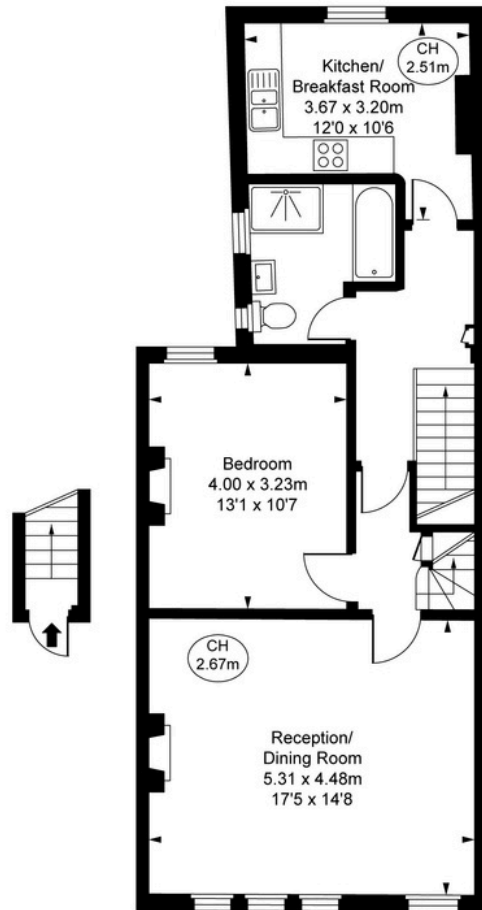
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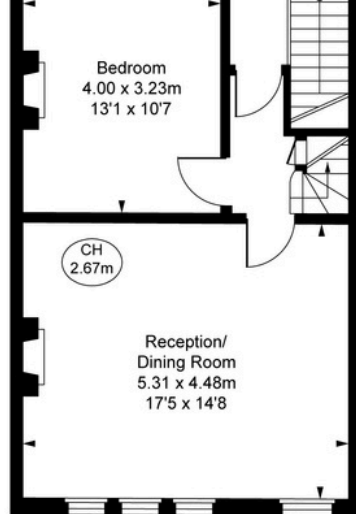
Balfour Avenue, W7

Approximate Gross Internal Area
 91.58 sq m / 986 sq ft
 Eaves
 2.78 sq m / 30 sq ft
Total Areas Shown On Plan
94.37 sq m / 1,016 sq ft

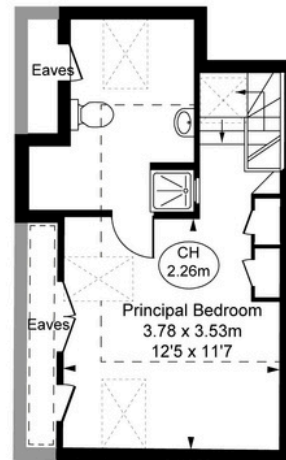
(Including restricted height
 under 1.5m [- - - - -])
 (CH = Ceiling Heights)



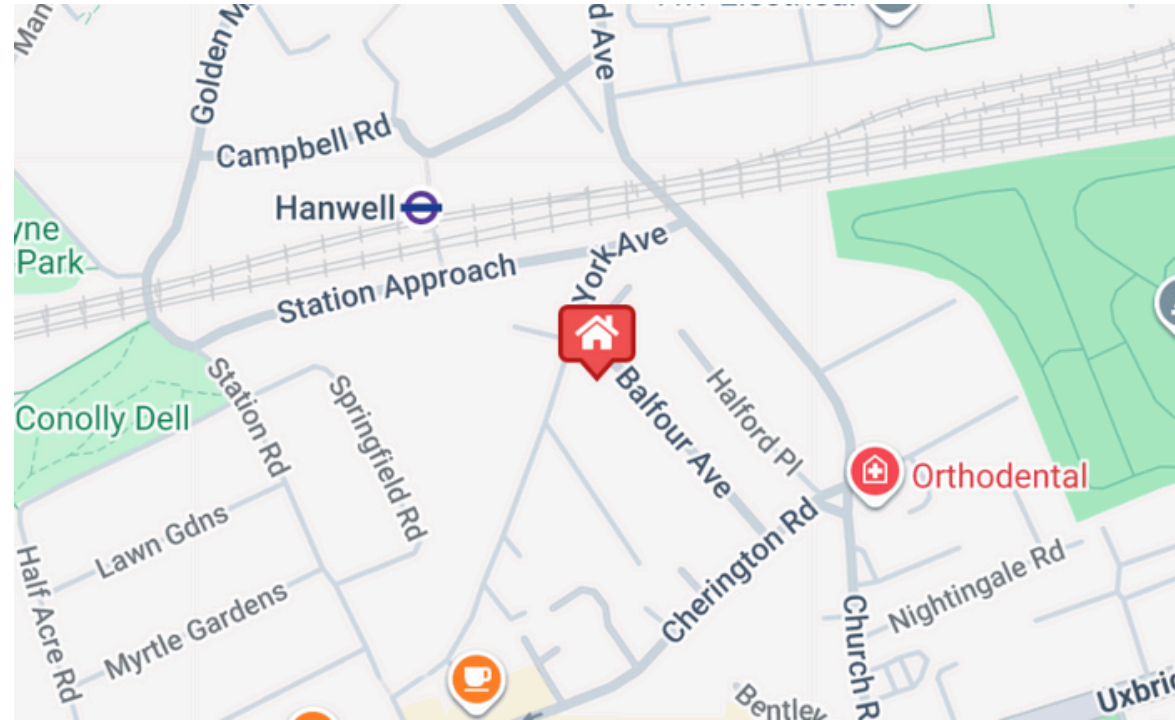
Ground Floor Entrance
Approximate Gross Internal Area
1.48 sq m / 16 sq ft



First Floor
Approximate Gross Internal Area
66.13 sq m / 712 sq ft



Second Floor
Approximate Gross Internal Area
23.97 sq m / 258 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			



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