



PASSIONATE ABOUT PROPERTY

DIAMOND COURT, HANWELL, LONDON, W13

Guide Price: **£375,000**







About the property

Neat & tidy two bedroom flat, a perfect home to start on the ladder or a solid cash flowing BTL investment. This spacious flat has lots to offer. You should never struggle for quality tenants & it all adds up to a sound long-term investment.

It's in a fantastic location that's only moments from Hanwell shops and the Elizabeth line tube station.

It's got two double bedrooms making it versatile & attractive to a wide range of tenants.

And best of all, it's in a condition where it is turnkey ready but there's plenty of scope to add value over time.

It's in a really convenient location. It's only a 2 minute walk from the shops on Uxbridge Road. Tenants will be drawn to the convenience that comes from being able to hop onto an Elizabeth Line train at Hanwell.



Key features

- EWS1 compliant
- Perfect investment property
- Chain Free
- Two Bedrooms
- One Bathroom
- Gated Parking
- Moments from the Elizabeth Line
- 643 sq ft / 60 sq m
- Balcony
- Long Lease



PAUL LESLIE

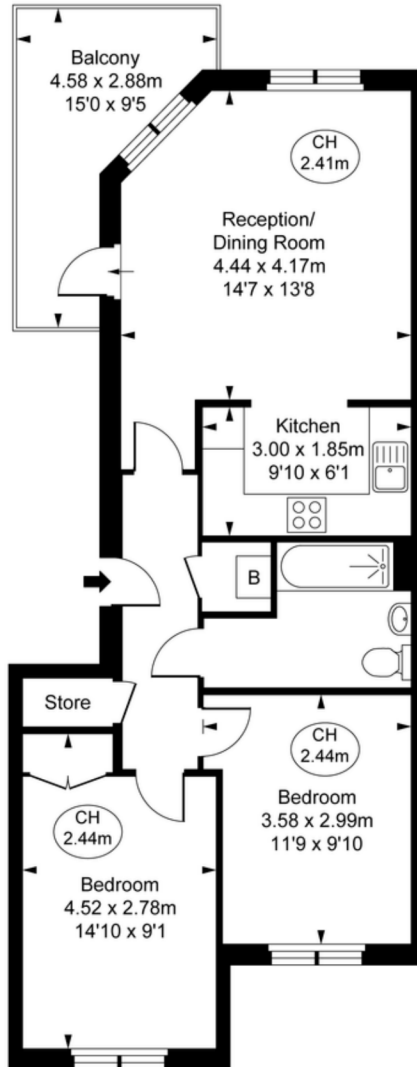
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**Diamond Court,
Cherington Road, W7**
Approximate Gross Internal Area
59.72 sq m / 643 sq ft
(CH = Ceiling Heights)



Second Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		