



HASLEMERE AVENUE, HANWELL, LONDON, W7

Guide Price: **£425,000**



 Leslie & Co





About the property

Nestled on a tree-lined street in a highly desirable pocket of Ealing, we are pleased to present a splendid, chain-free opportunity for first-time buyers and families to acquire this delightful two-bedroom apartment.

This charming abode, boasting over 700 square feet of well-designed living space, is perfectly positioned to enjoy tranquil riverside walks, family picnics and the convivial atmosphere of nearby pubs, restaurants and cafes.

This flat is more than just a home; it is part of a cherished community. Properties within this desirable block are rarely available, a testament to the deep-rooted ties of its long-standing residents.

In the truly generous reception room you are greeted by a symphony of sunlight, pouring in from triple aspect windows, and the private balcony offers a serene spot to enjoy your morning cuppa or unwind after a bustling day. The kitchen, well-appointed and practical, provides an efficient space to prepare meals whilst partaking in family activities or entertaining guests

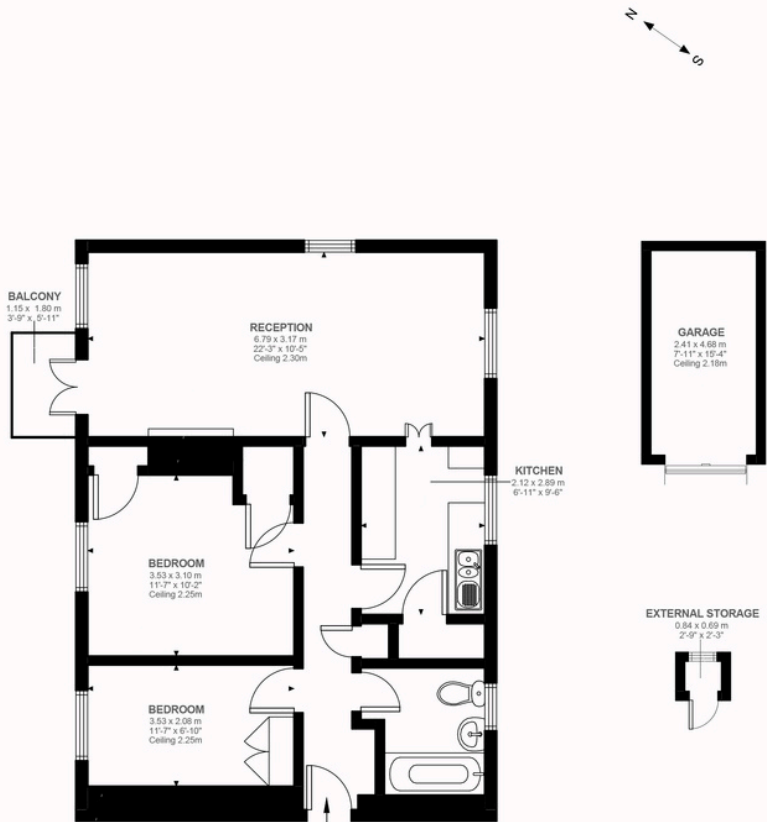


Key features

- Chain Free
- Two-Bedroom Apartment
- Fantastic Location
- Wonderful Parks Nearby
- Envious School Catchment
- Private Balcony
- Private Garage
- Over 700 Sq Ft
- Buyer Information Pack Available

Material information

- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£425,000**
- Lease Start Date - **24/06/1964**
- Lease Duration - **999 years**
- Lease Years Remaining - **938 years**
- Service Charge - **£1800 yearly**



First Floor
706 ft²

Haslemere Avenue, W7
Approximate Gross Internal Area
65.56 SQ.M / 706 SQ.FT
(EXCLUDING GARAGE & OUTSIDE STORAGE)
GARAGE & OUTSIDE STORAGE 11.90 SQ.M / 128 SQ.FT
INCLUSIVE TOTAL AREA 77.46 SQ.M / 834 SQ.FT

Illustration for identification purposes only. Not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	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		62	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			