

## CHURCH ROAD, HANWELL



£479,950

A very bright and most spacious, split-level apartment set over the upper floors of this handsome Edwardian property and situated just moments from Hanwell Station & surrounding amenities. Extended into the loft space the property now features exceptionally spacious, flexible living spaces that boast 2 double bedrooms (with en-suite shower room to the principal bedroom), a stylish modern fitted kitchen/diner and large separate reception room. Other benefits include the modern family bathroom, 3rd bedroom (or nursery/study) and direct access to its own delightful rear garden.



# TUFFIN & WREN

*Independent Estate Agents*

**Generous Reception Room**



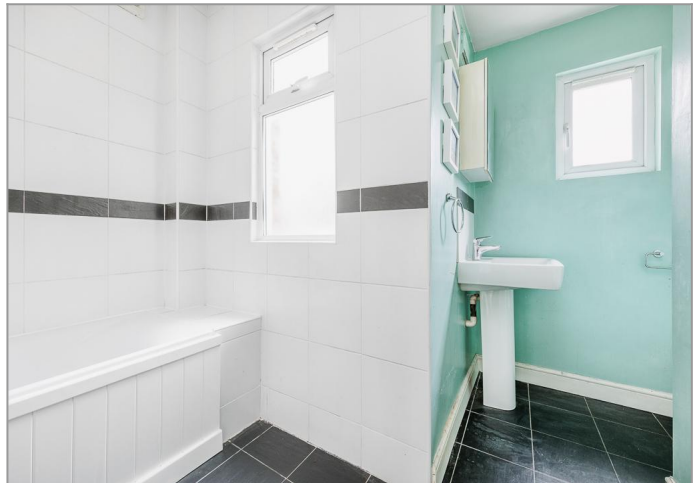
**Stylish Fitted Kitchen/Breakfast Room**



**Principal Bedroom**



**Luxurious Bathroom**



**Own Private Rear Garden**



## Further Information

For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

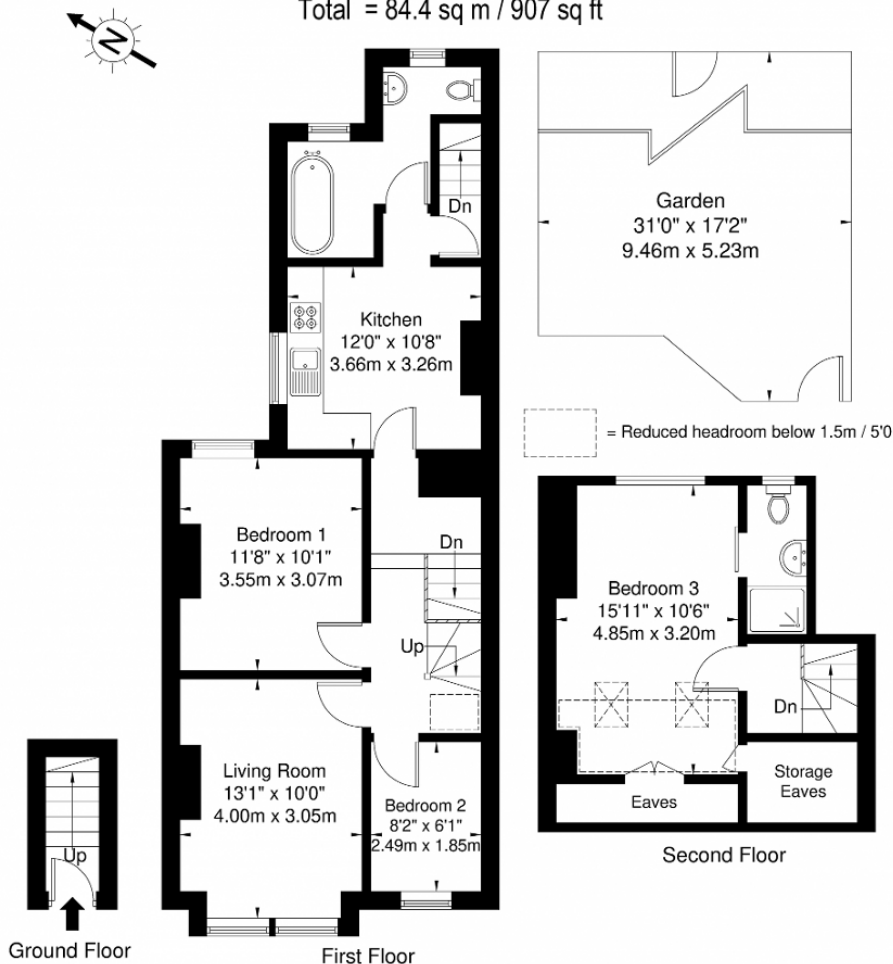
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Church Road, W7 1DL

Approx. Gross Internal Area = 79.8 sq m / 858 sq ft

Eaves = 4.6 sq m / 49 sq ft

Total = 84.4 sq m / 907 sq ft



Ref

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**BLUE PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	81
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		79	84
		EU Directive 2002/91/EC	