

## GOLDEN MANOR, HANWELL



**£4,000 PER MONTH**

Tuffin & Wren are privileged to offer this substantial, detached family residence situated in Hanwell's premier location. Extensively remodelled & refurbished to a high standard, the property now boasts approx 3700 sqft of flexible and stylishly presented living accommodation throughout. Features include a master suite of considerable proportions (with separate dressing room, en-suite shower room and large roof terrace), 4 further double bedrooms (2 with their own en-suite shower rooms, 1 with its own separate roof terrace) and a luxurious family bath & shower room. Other benefits include a self contained guest suite (with separate sitting room, bedroom and en-suite shower room), a games/TV room, gymnasium (with sauna and shower room), through reception rooms, a stylish integrated kitchen/breakfast room with separate dining room and conservatory/sun lounge. Outside, the property boasts extensive, landscaped gardens, 'in & out' gated driveway plus much more...



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*Independent Estate Agents*

**Through Reception Rooms**



**Stylish Kitchen/B'fast Room**



**TV/Cinema/Games Room**



**Gym & Sauna**



**Master Bedroom's Terrace**



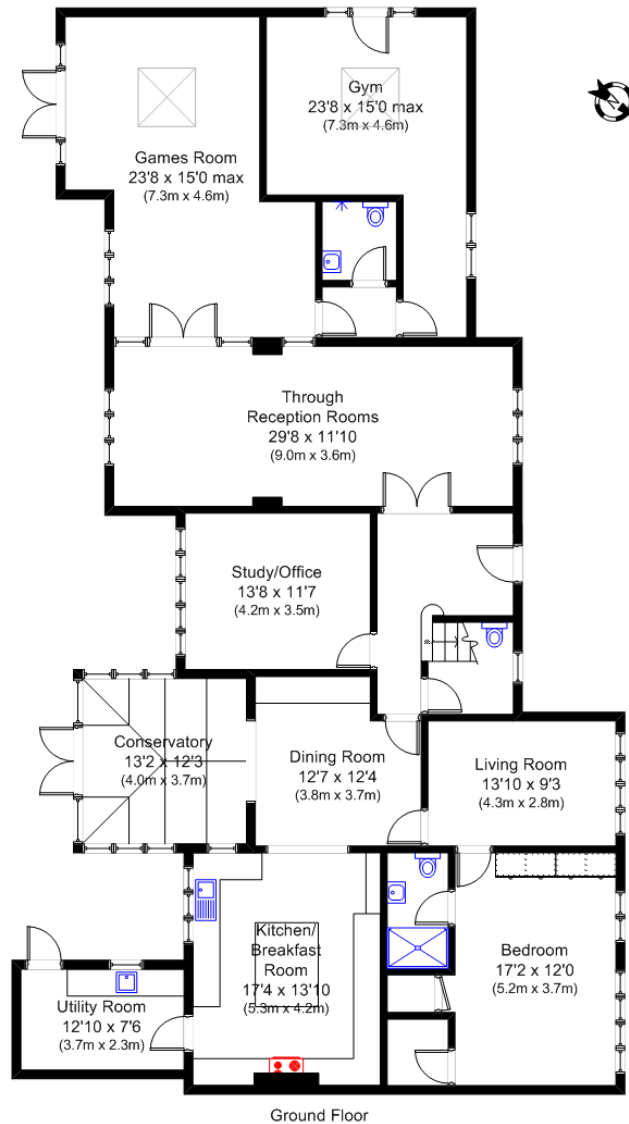
## Further Information

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

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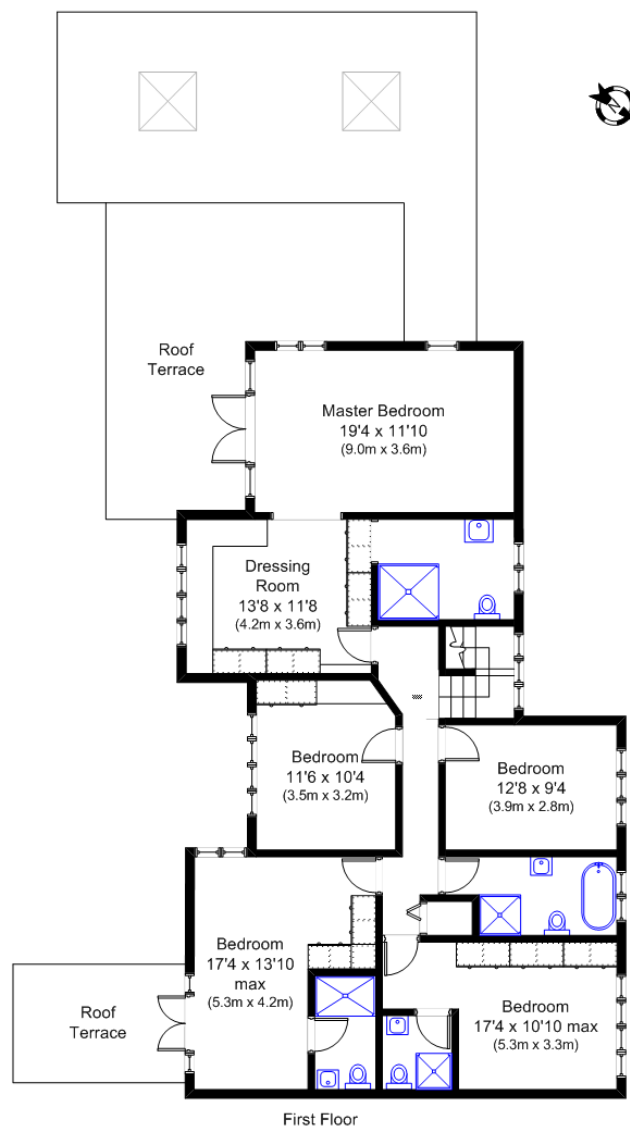
Golden Manor W7

Approx Gross Internal Area:  
2368 sq ft (220 sq m)

N.B. Not to Scale  
(for illustration purposes only)

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Golden Manor W7

Approx Gross Internal Area:  
1335 sq ft (124 sq m)

N.B. Not to Scale  
(for illustration purposes only)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	<b>79</b>
England & Wales	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>57</b>	<b>72</b>
England & Wales	
EU Directive 2002/91/EC	