

YORK CLOSE, HANWELL



£435,000

Set back in this little known cul-de-sac, just moments from Hanwell's many amenities and green spaces, Tuffin & Wren are delighted to offer for sale a most bright and spacious, purpose-built maisonette. Boasting beautifully presented ground floor accommodation, the property features 2 bedrooms, a very generous living/dining room and a stylish, modern fitted kitchen. Other benefits include the bathroom with a separate WC, ample built-in storage and direct access to it's own generous and private rear garden.

TUFFIN & WREN

Independent Estate Agents

Stylish Fitted Kitchen



Dining Area



Principle Bedroom



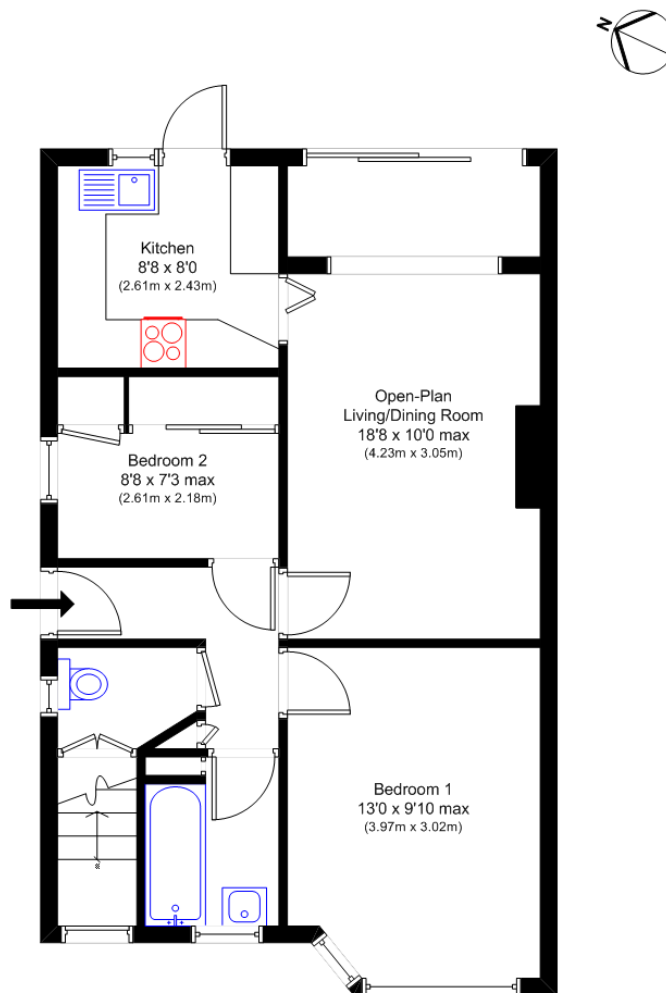
Further Information

For more details please call us on **020 8840 0993** or send an email to 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.

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Ground Floor

York Close, Hanwell W7

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

Approx Gross Internal Area:
560 sq ft (52 sq m)

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, Scotland & Wales		74	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England, Scotland & Wales		76	80
EU Directive 2002/91/EC			