

13 MOUNT OLIVE COURT, GREEN LANE, HANWELL



£299,950

Set within beautifully maintained grounds, Tuffin & Wren are delighted to offer for sale this spacious and well-presented apartment. Set on the ground floor of the desirable & convenient purpose-built block, the property boasts a bright and spacious living room together with a stylish, modern fitted kitchen/breakfast room and a double bedrooms with built-in wardrobes. Other benefits include the wonderful communal gardens, allocated parking, nearby green spaces and canal-side walks!

TUFFIN & WREN

Independent Estate Agents

Generous Living/Dining Room



Modern Fitted Kitchen/B'fast Room



Double Bedroom



Modern White Bathroom



Communal Grounds & Parking



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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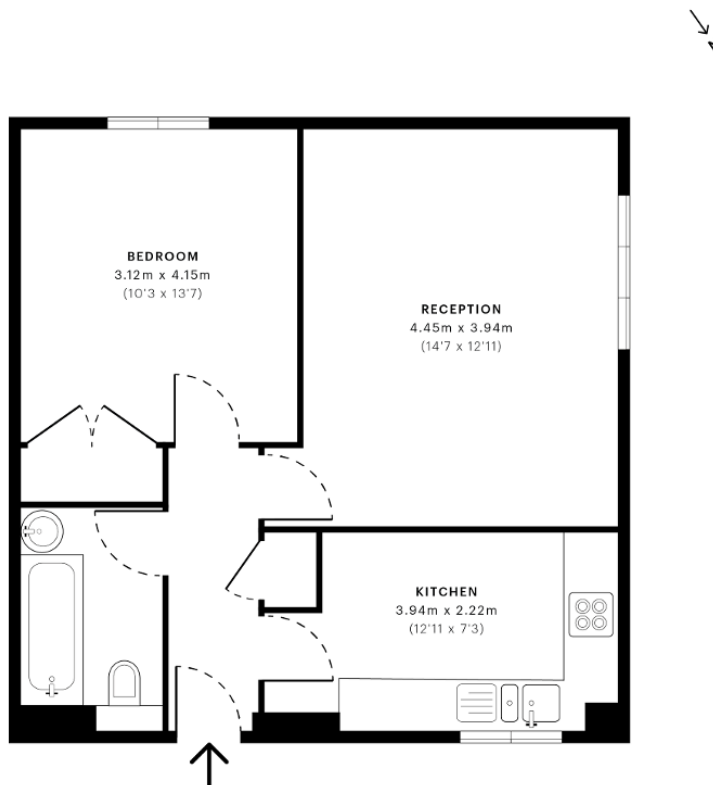


Mount Olive Court, W7

CAPTURE DATE 19/02/2021 LASER SCAN POINTS 1,030,892

GROSS INTERNAL AREA

44.92 sqm / 483.51 sqft



— Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
44.92 sqm / 483.51 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
43.14 sqm / 464.36 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 44.92 sqm / 483.51 sqft
IPMS 3C RESIDENTIAL 43.66 sqm / 469.95 sqft

SPEC ID: 6027b34b383f2e0dc5879ddc

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		