

## GREEN LANE, HANWELL



£649,950

A rare opportunity to purchase, one of these charming period terraced houses, just moments from lovely canal/riverside walks in 'Olde Hanwell'. The pretty Victorian property has been extensively remodelled by the current owners and their efforts have resulted in a beautifully calm, contemporary interior filled with light, stylish fittings and finishes. The stunning interior is also perfectly complimented by the outside spaces, where a delightful, westerly-facing landscaped rear garden is perfect for entertaining. In our opinion, this impressive property must be seen and is not expected to remain on the market very long!

# TUFFIN & WREN

*Independent Estate Agents*



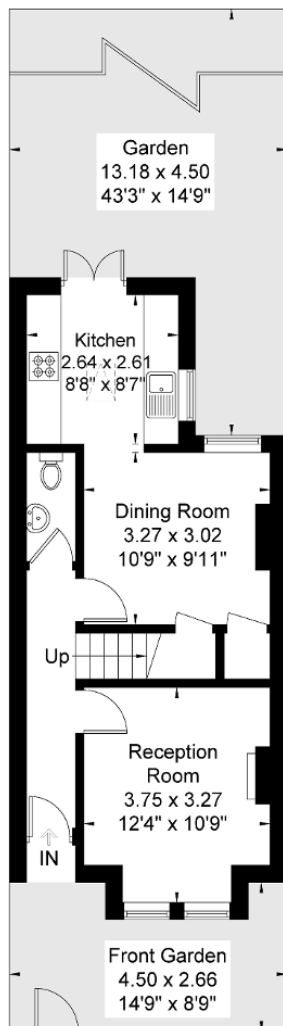
## Further Information

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).

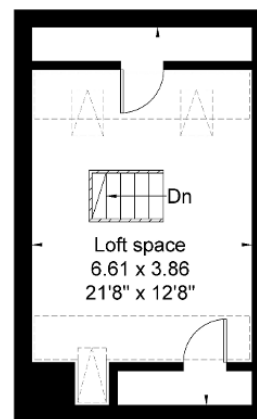
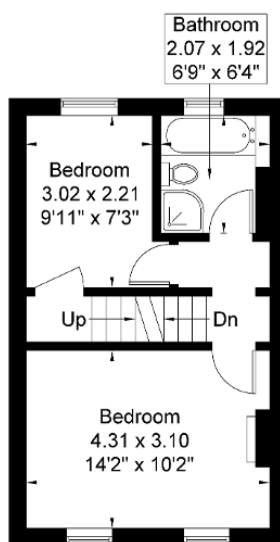
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Green Lane, Hanwell

Approximate Gross Internal Area = 75.8 sq m / 815 sq ft  
Eaves Storage / Reduced Headroom = 6.8 sq m / 73 sq ft  
Total = 82.6 sq m / 888 sq ft



= Reduced headroom below 1.5m / 5'0"



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
© www.perspective.co.uk

### Energy Efficiency Rating

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