

## HALF ACRE ROAD, HANWELL



£425,000

Situated in an idyllic location in the heart of Hanwell, Tuffin & Wren are delighted to offer this large 'garden' flat for sale. Set over the ground floor of a substantial, period corner building and boasting generously-proportioned and stylishly-presented living spaces throughout, the flexible accommodation currently features; a separate reception room, ample double bedroom, a stylish kitchen/dining room and a modern, fully-tiled bathroom. Other benefits include direct access to its own landscaped, private rear garden, its own entrance, the front garden, a 999 year lease and a share in the freehold interest of the building.

# TUFFIN & WREN

*Independent Estate Agents*



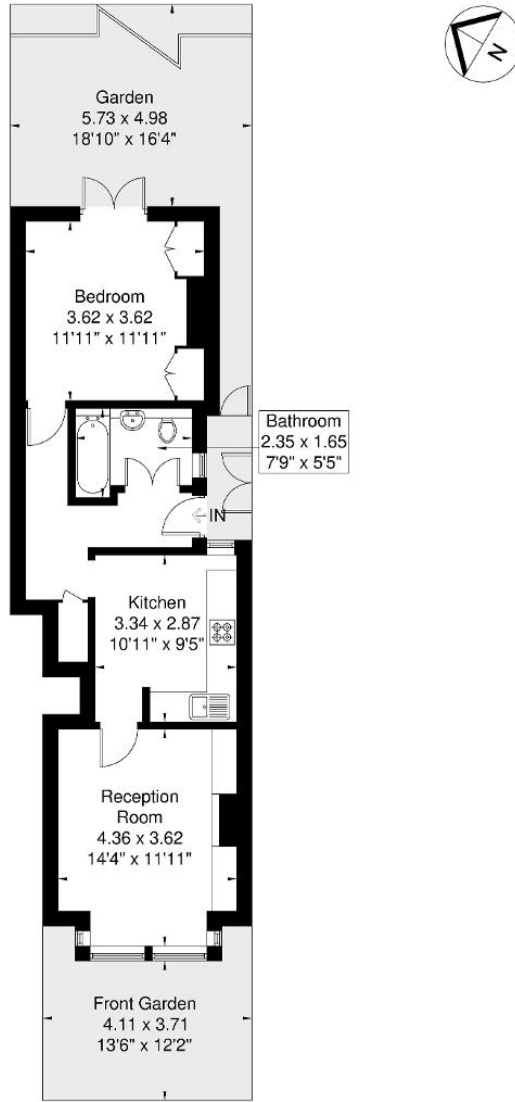
## Further Information

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.

## Half Acre Road

Approximate Gross Internal Area = 50.3 sq m / 541 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		