



**£399,950**

**York Close, Hanwell, W7**



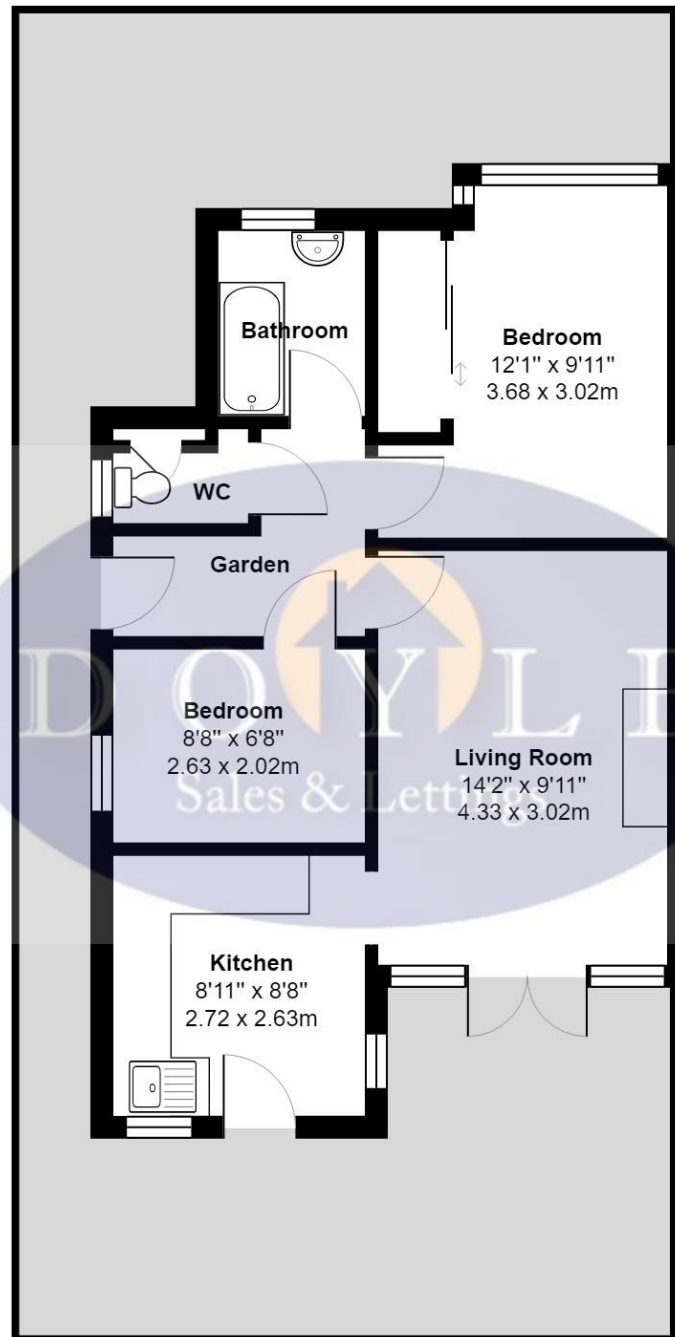
- Recently Refurbished
- Long Lease
- Private Rear Garden
- 2 Bedroom Ground Floor
- Own Entrance
- Chain Free

Located in a quiet cul de sac, only moments from Hanwell station and the Elizabeth line, is this 2 bedroom ground floor maisonette. The accommodation comprises own entrance, lounge, separate kitchen, 2 bedrooms, bathroom and separate WC. Benefits with this property include good sized rear garden and no upper chain. York Close is a perfect location for Hanwell station (Elizabeth line), Boston Manor station (Picadilly line), excellent schools, bus routes, road networks, local shops and the Bunny Park.





## YORK CLOSE, HANWELL, LONDON, W7



### Ground Floor

Approximate Gross Internal Area: 504 ft<sup>2</sup> ... 46.8 m<sup>2</sup> (excluding garden)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Green House Energy Surveyors Ltd 2018.



## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating D

