



**ELTHORNE PARK ROAD  
W7**

**£275,000** Offers In Excess Of

**Hanwell**



# ELTHORNE PARK ROAD, W7

£275,000 OIEO



Reception Room



Kitchen



Bedroom



Bathroom



Residents Permit

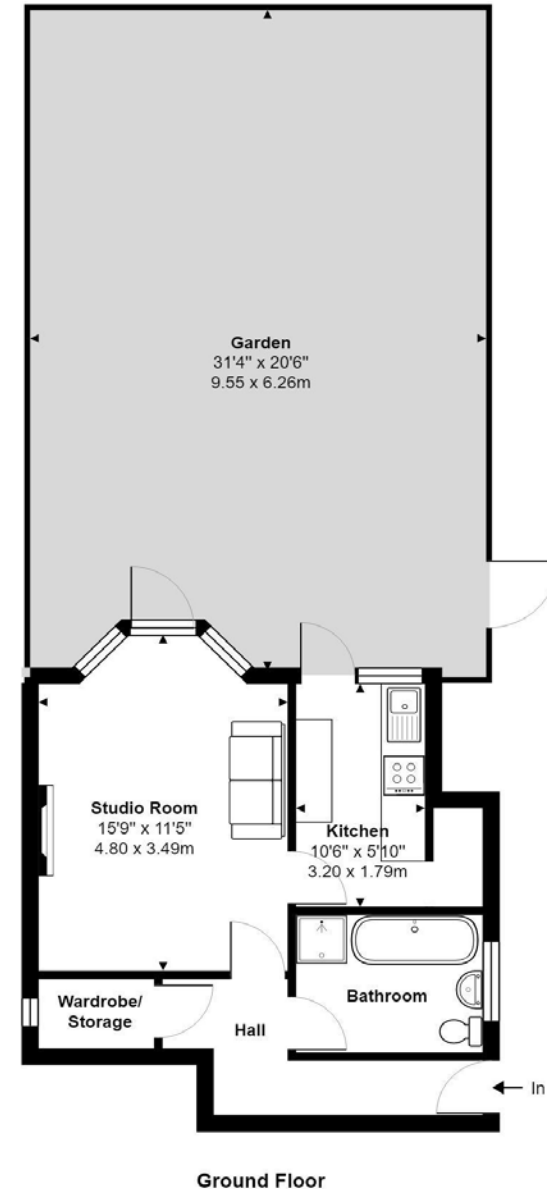
Offering generous interiors and an intelligent use of space, this ground floor period conversion flat showcases a spacious studio room, a separate neatly appointed kitchen, an elegant bathroom with full bath and shower and a low maintenance private garden.

This property has planning permission until 2021 to convert into a one bedroom garden flat.

Perfectly positioned in a sought-after community locale, a short stroll to schools, shops and transport links.

EPC RATING: D  
 LOCAL AUTHORITY: Ealing  
 COUNCIL TAX BAND: C  
 LEASE EXPIRES: 999 years from October 2018 - Share of Freehold.

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Approximate Gross Internal Area: 393 ft<sup>2</sup> ... 36.5 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.

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130-132 Northfield Avenue,  
Ealing W13 9RT  
Sales: 020 8840 6666  
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