

Rolfe East



Campbell Road, London, W7 3EB

£475,000 Share of Freehold

- Chain free sale
- Large private garden
- Potential to extend (STPP)
- Moments from Hanwell Station (Elizabeth Line)
- Two double bedrooms
- Share of freehold
- Superb location
- Must be viewed

A chance to purchase this superbly located and spacious two bedroom first floor apartment, boasting its own private garden and situated just moments from Hanwell Station.

This lovely property is brought to the market and sold without any onward chain and with a share of the freehold, and accommodation comprises a welcoming hallway, two double bedrooms, a bathroom and an open plan kitchen/lounge diner which has doors leading to a balcony and stairs down to the very spacious private rear garden. Further benefits include loft space, which could provide further extension potential (subject to planning).

The outside space is super at this apartment, and must be viewed to appreciate it fully. It is of a southerly aspect, and has a balcony with stairs leading down to an excellent garden, measuring circa 40ft in length.

Well located in this sought after part of Hanwell, it is just moments from Hanwell station, with the Elizabeth line and overground services giving super fast access in to Central London and out to Heathrow. The property is also conveniently close to a great range of shops, bars, restaurants and the wide-open green spaces of Brent Lodge (the 'Bunny Park') and Brent Valley parks and golf course. There are regular bus services to Boston Manor for the Piccadilly line and Ealing Broadway with its main shopping mall and multitude of transport links.

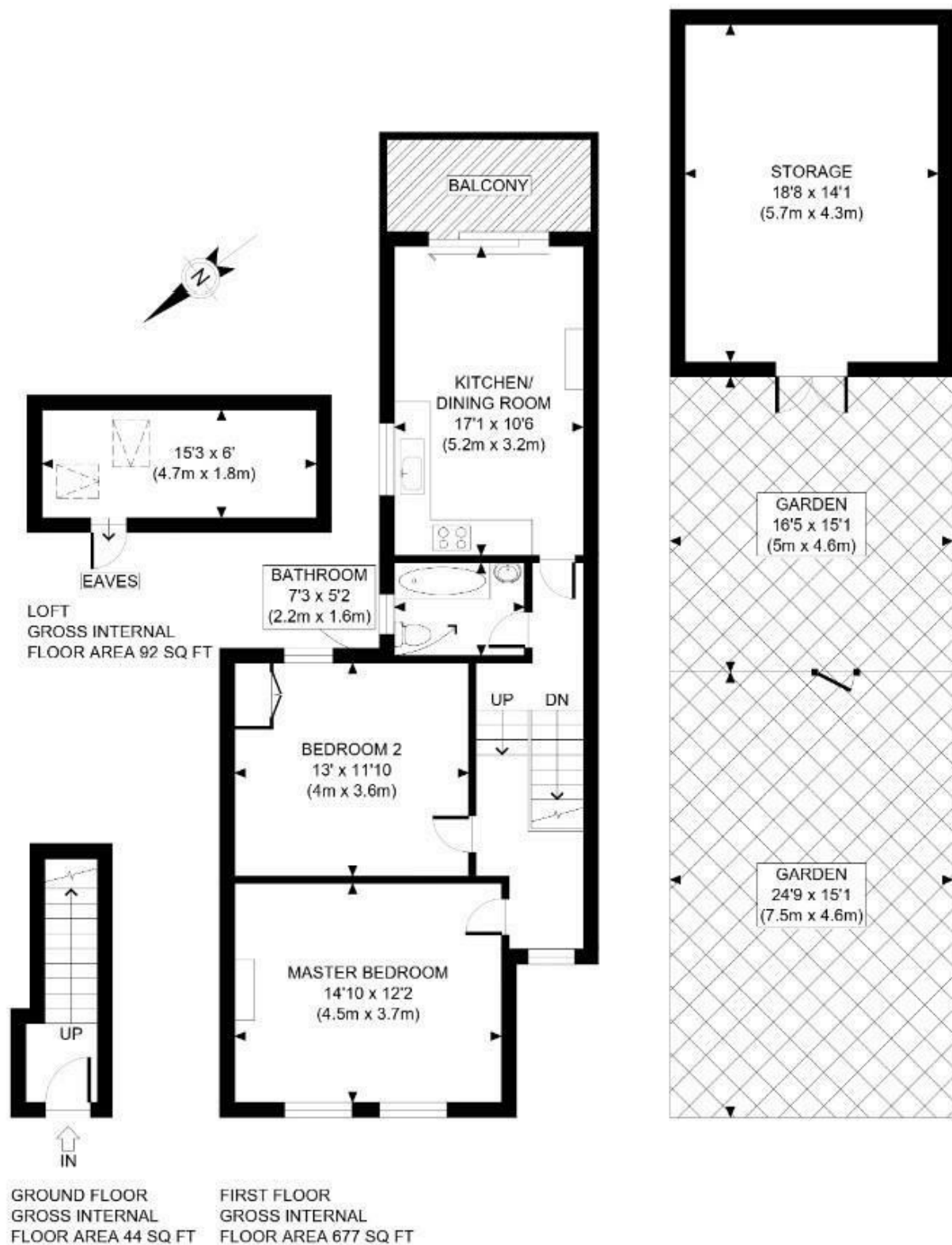


Council Tax Band: C









APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 1076 SQ FT/ 100 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 813 SQ FT/ 76 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 