

Rolfe East



Clitherow Avenue, Hanwell, W7 2BH

Asking Price: £479,950

- Chain free sale
- Two Double Bedrooms
- 987 year lease
- Split Level Apartment
- Two Bathrooms
- Close to Local Amenities

A stunning two double bedroom, two bathroom split level apartment situated on a tree lined road in W7 close to the tube, brought to the market and sold without any onward chain.

The bright and airy property accommodation on the first floor comprises a welcoming hallway, spacious open plan lounge/diner with modern kitchen boasting ample storage and integrated appliances. There is also a spacious double bedroom with fitted wardrobes and a separate family bathroom. On the upper floor, there is a second double bedroom with en-suite.

Ideally situated, this residence is just 0.5 miles from Boston Manor Station and 0.9 miles from Northfields Station, providing effortless transport links to central London and Heathrow. Additionally, it is moments away from the beautiful Elthorne Park, offering serene green spaces for leisurely strolls. With the added benefit of a Share of Freehold, this flat provides both comfort and security. Don't miss the opportunity to make this stunning home yours.



Council Tax Band: C



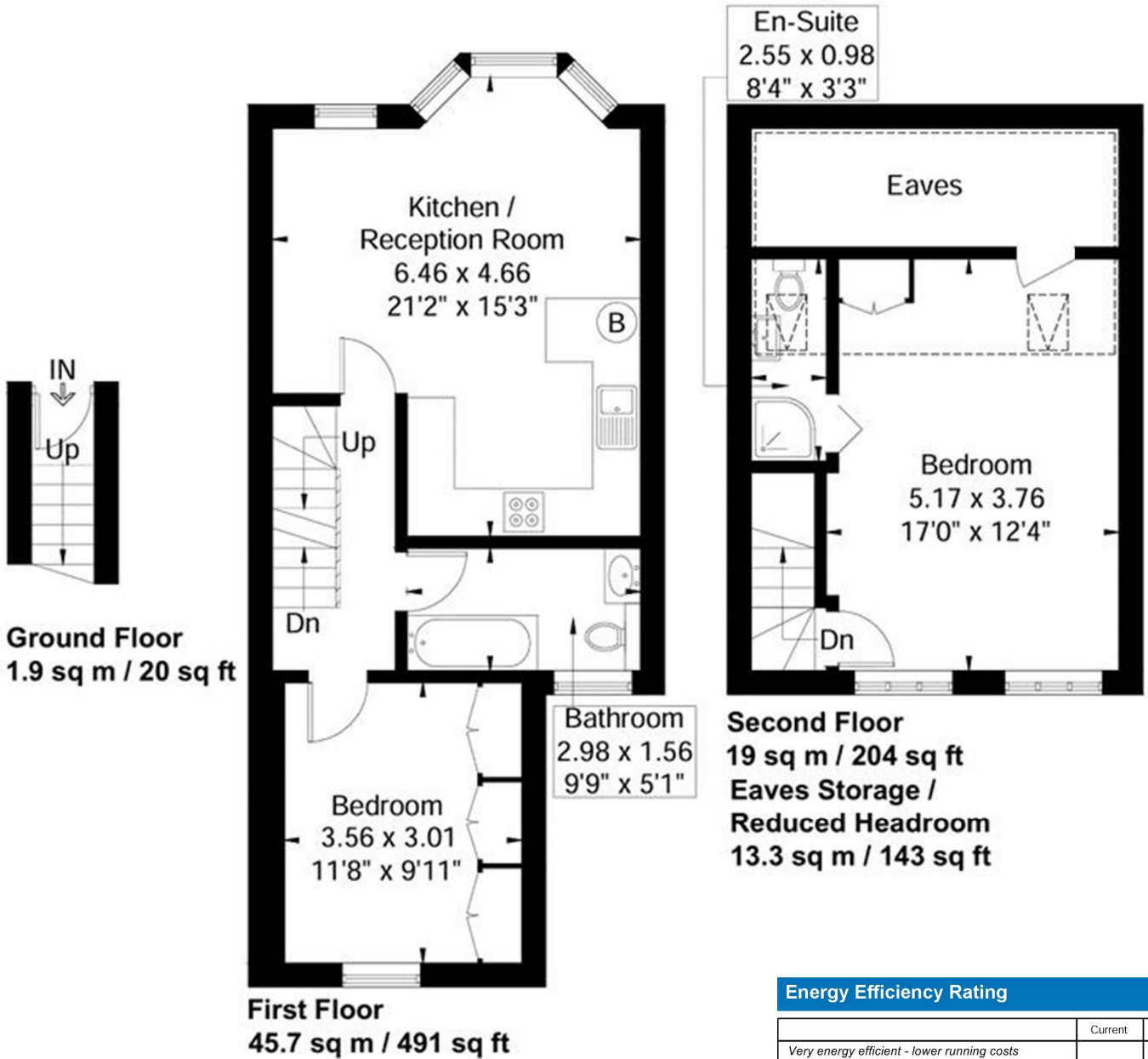






Clitherow Avenue

Approximate Gross Internal Area = 66.6 sq m / 715 sq ft
 Eaves Storage / Reduced Headroom = 13.3 sq m / 143 sq ft
 Total = 79.9 sq m / 858 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	