GROSVENOR ROAD, HANWELL



£525,000

Tuffin & Wren are delighted to present this beautifully appointed apartment, occupying the upper floor of a handsome and conveniently located period building. Extensively remodelled and refurbished by the present owners, this exceptional lifestyle property offers bright, spacious and versatile accommodation, featuring a separate reception room, stylish integrated kitchen, two well-proportioned bedrooms and a superbly appointed, newly refurbished bathroom. The impressive interiors are complemented by equally appealing outside space, where a generous south-westerly facing garden and summer house provide an idyllic setting for relaxing, working from home or entertaining. Further benefits include a private entrance, stairs and landing and a 999-year lease, making this a truly distinctive home that seamlessly combines contemporary design, period charm and enviable outdoor space.











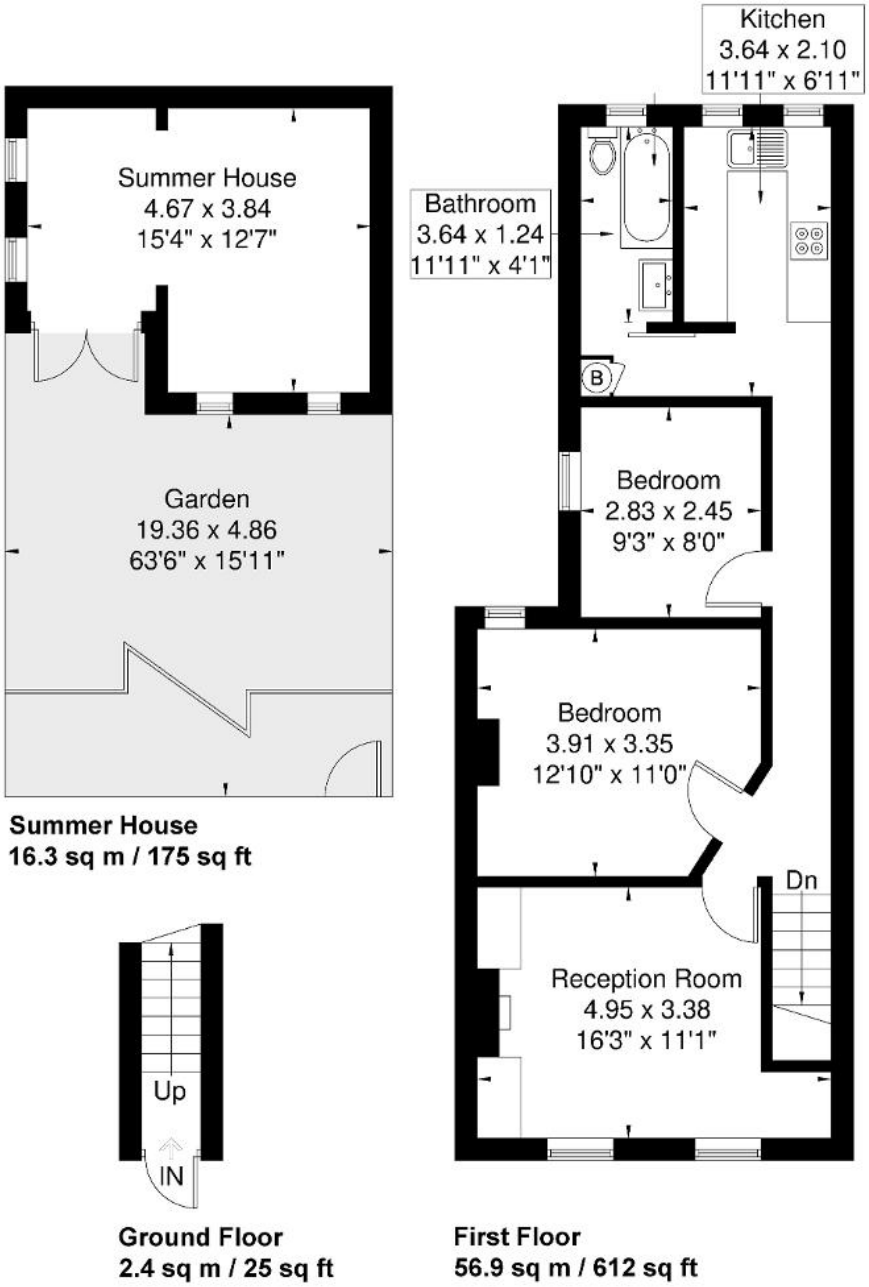
Further Information

For more details please call us on **020 8840 0993** or send an email to 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.

Grosvenor Road

Approximate Gross Internal Area = 59.3 sq m / 637 sq ft
Summer House = 16.3 sq m / 175 sq ft
Total = 75.6 sq m / 812 sq ft



Summer House
16.3 sq m / 175 sq ft

Ground Floor
2.4 sq m / 25 sq ft

First Floor
56.9 sq m / 612 sq ft

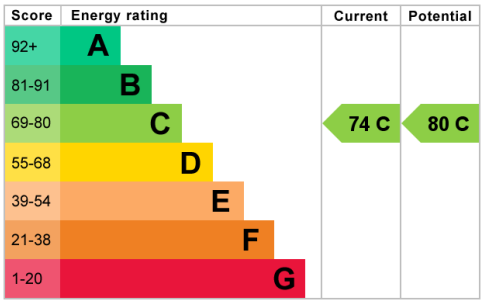
Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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ENERGY PERFORMANCE RATING



Leasehold Information

Lease Term: 999 years from 25 March 2000
Service Charge: £0 (save for any repair obligations detailed in the lease)
Ground Rent: £0

Anti-Money Laundering Requirements

In accordance with the UK's Anti-Money Laundering Regulations, all prospective purchasers are required to complete identity verification and provide satisfactory evidence of source of funds prior to the progression of any transaction. Compliance with these requirements is mandatory and will be conducted on our behalf by Coadjute, our compliance partner. A one-off non-refundable fee of £45 + VAT is payable per applicant in respect of this verification process. Further details are available upon request.