

19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



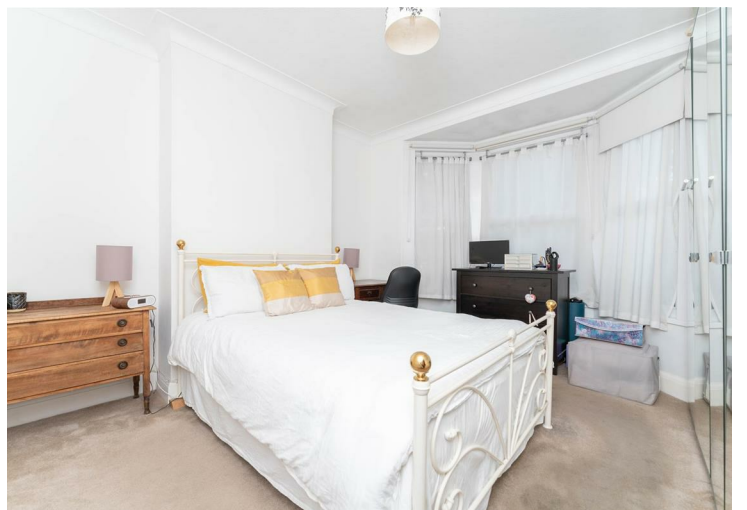
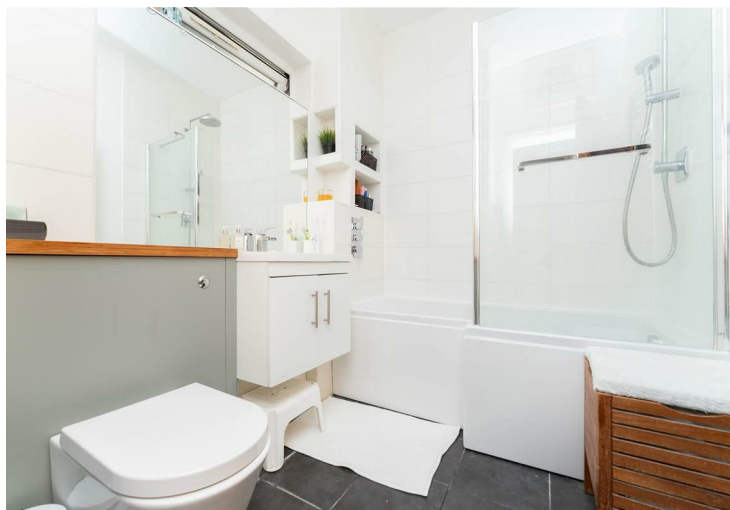
**Share of Freehold / Apartment**

**13a, Deans Road**  
**£425,000**

A rare opportunity to acquire a ground floor garden flat with it's own entrance, valuable garage, versatile workshop and gated off street parking in this peaceful, yet convenient location.

- Ground floor conversion flat
- Own entrance
- Double bedroom
- Modern bathroom
- Light airy living room
- Extended fitted kitchen/diner
- Landscaped garden
- Workshop, garage & O/S/P
- Side and rear access
- Share of freehold







**Share of Freehold / Apartment**

**Deans Road, W7 3QD**

**£425,000**

A rarely available ground floor garden flat, converted from a handsome Edwardian red brick semi, boasting it's own entrance, spacious accommodation, a versatile workshop (ideal home office), a valuable garage and gated off street parking space. Well presented throughout, in a smart decor, with wood floors and neutral fitted carpets, warmed by GCH and double glazing. Featuring bay fronted double bedroom, modern bathroom with natural light, light and airy living room, opening to an extended fitted kitchen/dining room and onto a lovely landscaped garden with side and rear access (and into the workshop/garage). Also protected by a share of freehold and a long (999yr) lease.

Peacefully, yet conveniently situated at the start of Deans Rd, just behind Hanwell Broadway (Uxbridge Road), with day-to-day shops, eateries, Lidl's Supermarket and various regular bus services to Ealing Town Centre. Popular Gold's Gym and Hanwell Mainline station (for the newly, fully operational Elizabeth line) are close at hand. Boston Manor Piccadilly Line station is easily accessible via Boston Road, as are the green open spaces of Elthorne and Brent Lodge 'Bunny Park'. The well-regarded local schools, including Oaklands and St. Marks (Primary), St Josephs (Roman Catholic) and Drayton Manor (Secondary school) are all within easy reach.





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**13A Dean's Road W7 3QD**

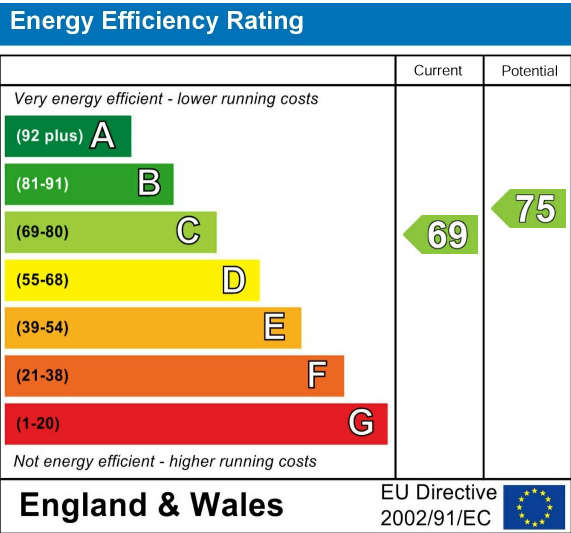


Ground Floor

Approximate Gross Internal Floor Area 860.03 sq. ft / 79.90 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
produced by jcpstudio.com

Council Tax Band

Energy Performance Graph



Call us on

**020 8567 3219**

**hanwellsales@sintonandrews.co.uk**  
**www.sintonandrews.co.uk**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.