



Share of Freehold / Maisonette

38, Lawn Gardens

£475,000

A simply stunning 2 bedroom, ground floor period maisonette, offering it's own private entrance and south facing garden, in this peaceful yet convenient location close to Hanwell Station for the Elizabeth Line.

- Ground floor maisonette
- Own entrance
- Lounge with period fireplace
- 2 double bedrooms
- Fitted kitchen/dining room
- Contemporary shower room
- South facing garden
- High corniced ceilings
- Superbly decorated
- Share of freehold



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Lawn Gardens, W7 3JN

£475,000

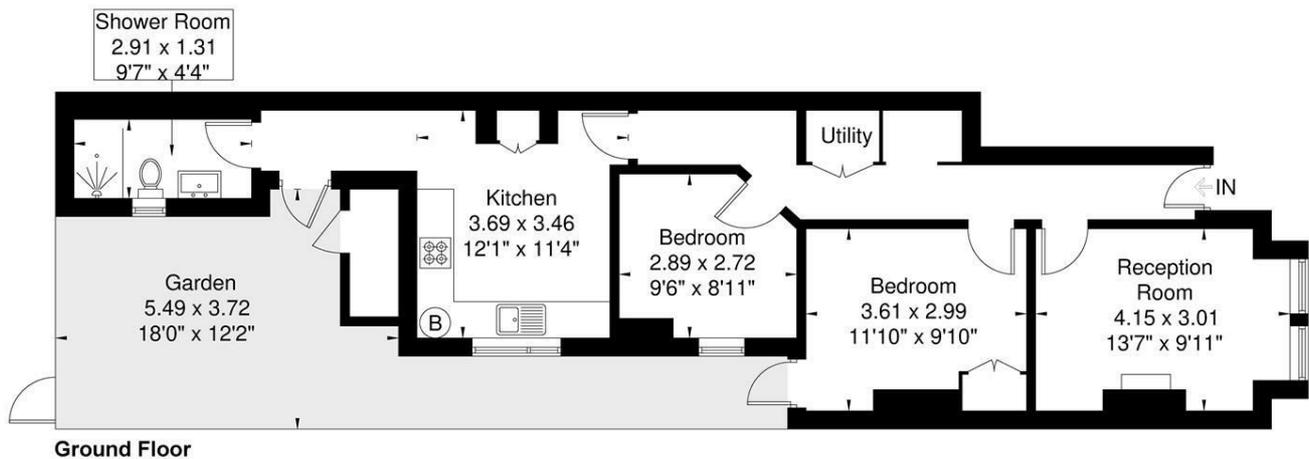
This superbly presented, period, purpose built maisonette offers it's own private entrance, deceptively spacious accommodation and a good sized south facing garden. It features a deep hallway with a lovely mosaic tiled floor, storage plus a further dedicated utility cupboard with space and plumbing for appliances. It boasts a bay fronted living room with shutters over double glazed sash windows, an attractive period fireplace and high corniced ceiling, a large full width, well equipped kitchen/dining room (with midnight blue Shaker style units and stone worktops plus mosaic tiled flooring). There are 2 double bedrooms (the master with built in wardrobe and door to the garden) a lobby opening onto the garden and to a super smart shower-room with contemporary fittings. Outside there are front and rear gardens with the property, the latter good sized, low maintenance and south facing, with valuable and secure, rear access. Offered in a stunning modern decor throughout, with smart grey fitted carpets, full double glazing and gas central heating (Vaillant combi-boiler and designer radiators). Offered with the security of a Share of Freehold, plus long lease.

Situated in this most peaceful tree lined residential road, yet ultra convenient for a range of good local shops, pubs, eateries and various regular bus services along Hanwell Broadway. Hanwell mainline station (for the excellent Elizabeth line) is literally a few minutes walk away, providing speedy access to The City and Heathrow. The area is also served by well regarded schools and the green spaces of Conolly Dell, Churchfields and Brent Lodge (Bunny) park along with popular Brent Valley golf course are all close at hand.



Lawn Gardens

Approximate Gross Internal Area = 62.7 sq m / 674 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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Council Tax Band

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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		

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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.