

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



**Leasehold / Apartment**

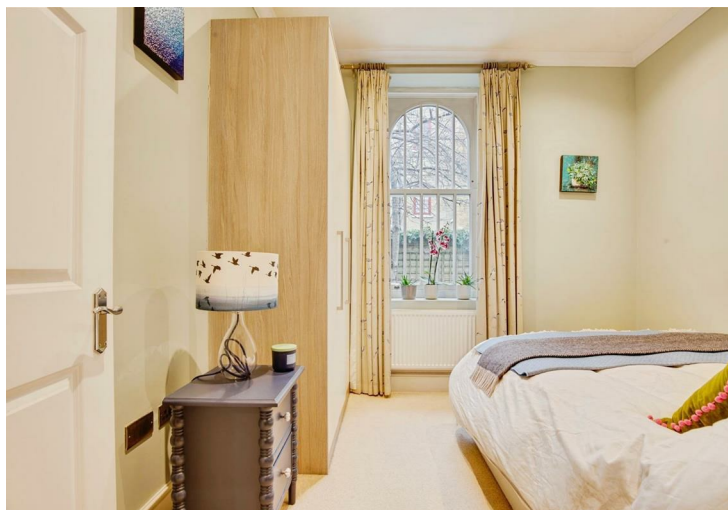
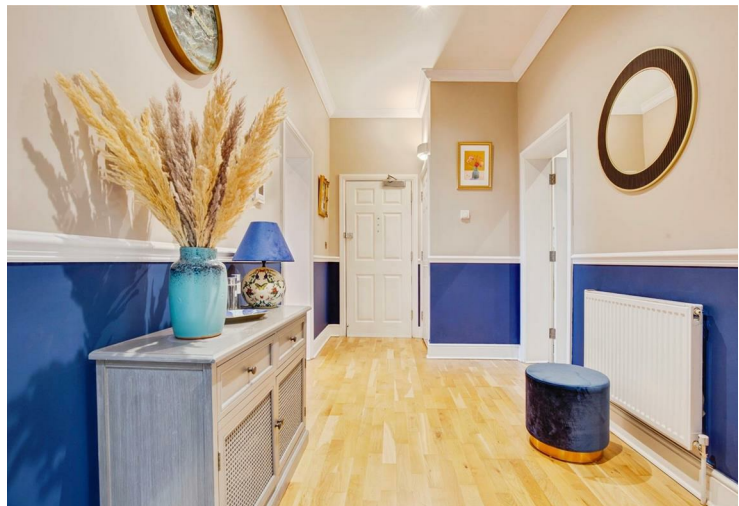
## Chaucer House, Hilda Road

### £365,000

A stunning, bright and exceptionally spacious two bedroom apartment conveniently situated on the ground floor of this handsome Grade II period listed building, developed in recent years and presented to a high standard throughout, benefitting from gated, allocated parking and well kept communal gardens.

- Stunning ground floor apartment
- Exceptionally wide hallway with plentiful space for storage
- Light and spacious reception room with character windows
- Open plan living with high end fitted kitchen zone
- 2 double bedrooms with built in wardrobes
- Family sized bathroom
- Smart neutral decor, wood floors and fitted carpets
- GCH and sympathetically styled double glazing
- Use of well kept communal grounds and gardens
- Gated development with allocated off street parking







**Leasehold / Apartment**

# Hilda Road, UB2 4FN

## £365,000

Situated at the start of this recent, securely gated development of private luxury apartments, converted from these handsome Grade II listed Victorian buildings (approx. 7 years ago), set in well maintained and with use of, landscaped communal grounds and gardens. This stunning, bright and spacious two-bedroom apartment is conveniently situated on the ground floor close to the entrance, protected by a video entry phone system. Presented in excellent condition, in smart neutral decor, with high-specification finishes, engineered wood floors, large re-built double glazed wooden sash windows and high ceilings. There is a light and airy south facing, open-plan living area, dominated by striking arched period windows in double aspect, providing plenty of natural light, with a fully-fitted and integrated shaker style kitchen with stone worksurfaces. There are two double bedrooms, each with spacious fitted wardrobes, a large contemporary family bathroom, and an exceptionally spacious hallway, with ample storage space. Benefitting from allocated parking plus visitors parking, this is an attractive first-time buy or low maintenance investment opportunity.

Peacefully tucked away behind the Uxbridge Road, on the borders of Hanwell, within easy reach of Hanwell Elizabeth Line Station (0.7 miles) for speedy access to Ealing, Paddington, the West End, Heathrow and the West. Boston Manor (Piccadilly Line) is the nearest Tube station, also easily accessible. The A4/M4 and A40 nearby mean easy access to wider west/south-west London and beyond. A few minutes' walk away is the picturesque Grand Union Canal, the River Brent, and lovely green open spaces, parks and golf courses. The area is also served by a local shop and post office, literally just a few minutes from the development.

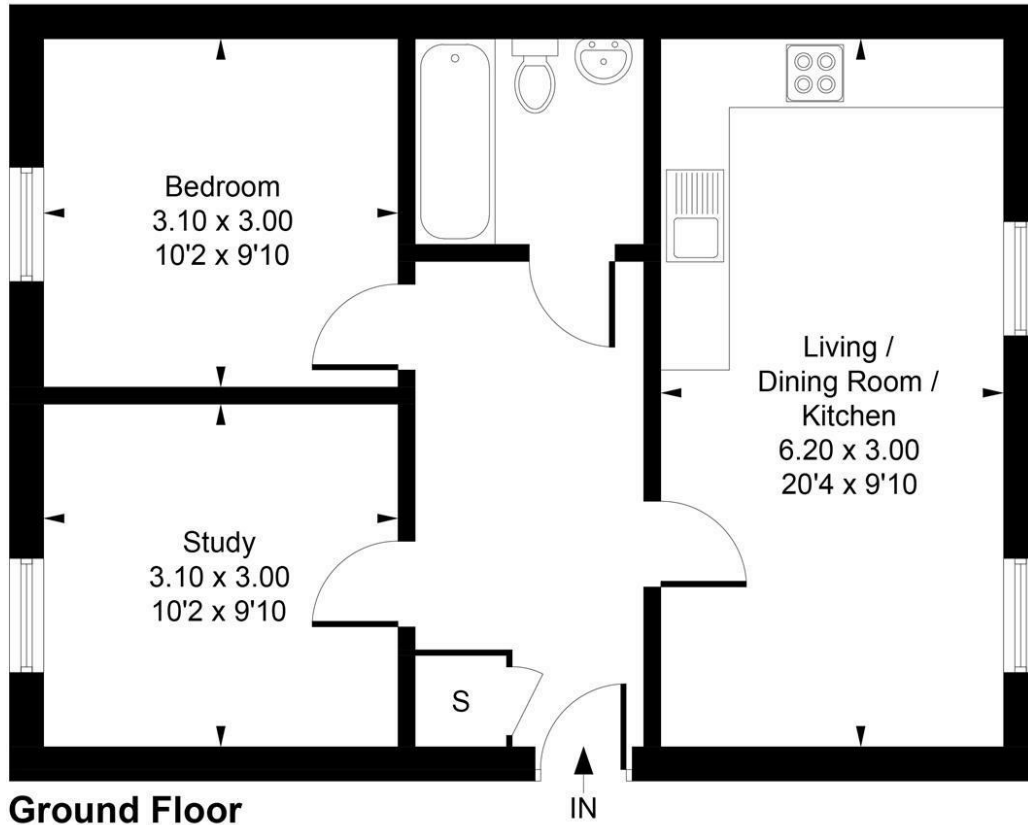


19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



## Flat 2 Chaucer House, UB2 4FN

Approximate Gross Internal Area  
52.0 sq m / 559 sq ft



**Ground Floor**

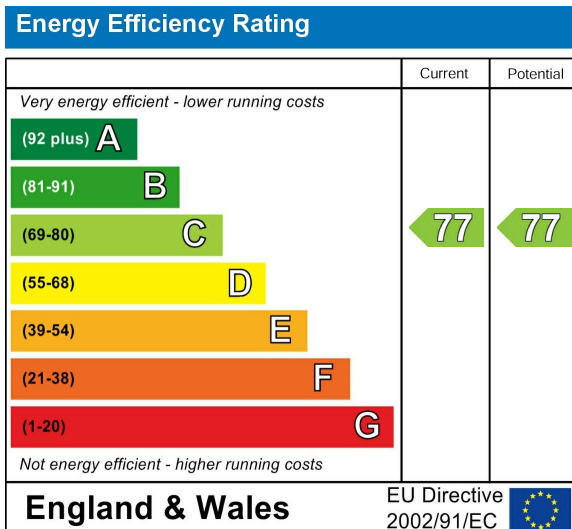
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Produced by [jcphotographystudio.com](http://jcphotographystudio.com)

Council Tax Band

**C**

Energy Performance Graph



**Call us on**

**020 8567 3219**

**[hanwellsales@sintonandrews.co.uk](mailto:hanwellsales@sintonandrews.co.uk)**

**[www.sintonandrews.co.uk](http://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.