



Leslie  
& Co.

VICTORIA MANSIONS, HANWELL, LONDON, W7  
Guide Price: **£500,000**



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## About the property

What the owner loves:

I love the fact Victoria Mansions was purpose built (by Victorians), meaning the ceilings are high and rooms are well proportioned with lovely details. Plus there is loads of space with the 4 bedrooms. There are plenty of shops on the doorstep and Paddington is 15 mins away on the train!

Why we'd buy this home:

Perfect for first time buyers, savvy investors, downsizers and those looking for more space, this wonderful mansion flat boasts over 1,000 sq ft of beautifully proportioned space. The four double bedrooms give you the flexibility to host guests, carve out a proper home office, or just relish having that extra space that new builds can only dream of. And then there are the little architectural cues that whisper quality: the wonderful period details and soaring 3-metre ceilings aren't just pretty, they fundamentally change how the space feels, lending a light, airy, dignified ambience that makes smaller, standard-height flats suddenly feel rather apologetic by comparison.

## Key features

- Wonderful Expansive Mansion Flat
- Four double bedrooms
- Over 1000 Sq Ft
- Share of Freehold
- Exceptional Transport Links
- Beautiful Period Architecture
- Over 3m High Ceilings
- Chain-Free & Move-In Ready
- Fantastic Location
- Some images include virtual staging for illustrative purposes

## Material information

- Tenure - Share of Freehold
- Council Tax Amount - £1814.24 (Band C)
- Guide Price - £500,000
- Lease Start Date - 29/09/2012
- Lease Duration - 999 years
- Lease Years Remaining - 985 years
- Service Charge - £3072.00 yearly

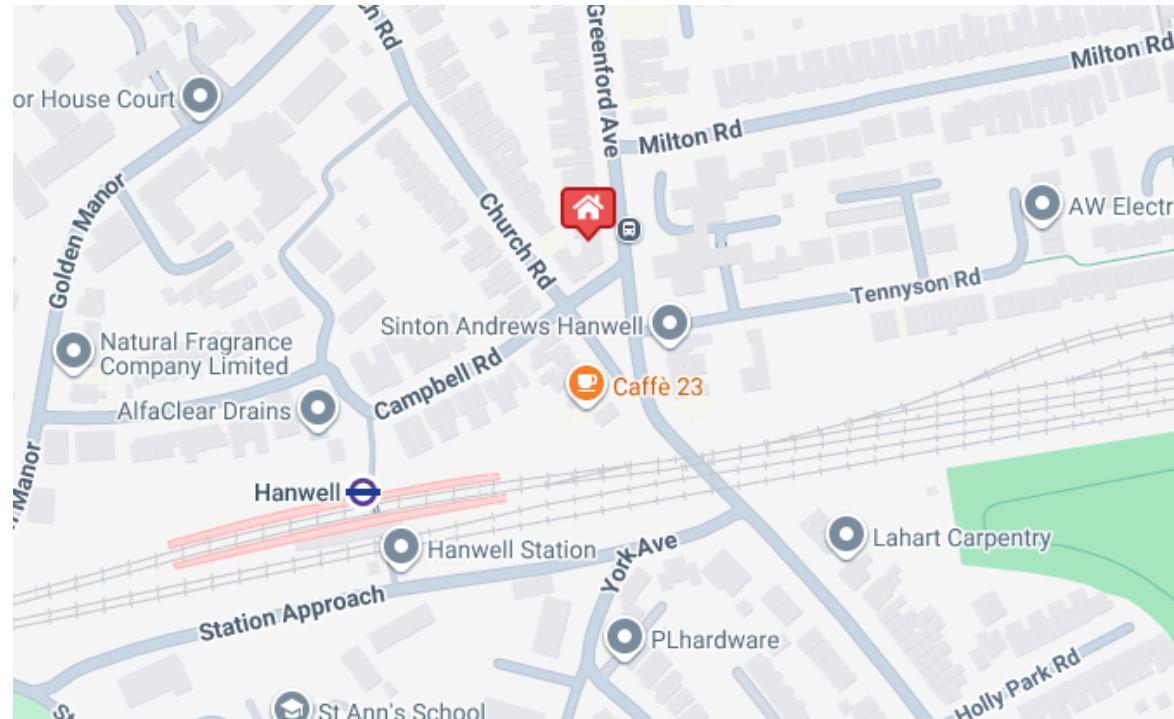
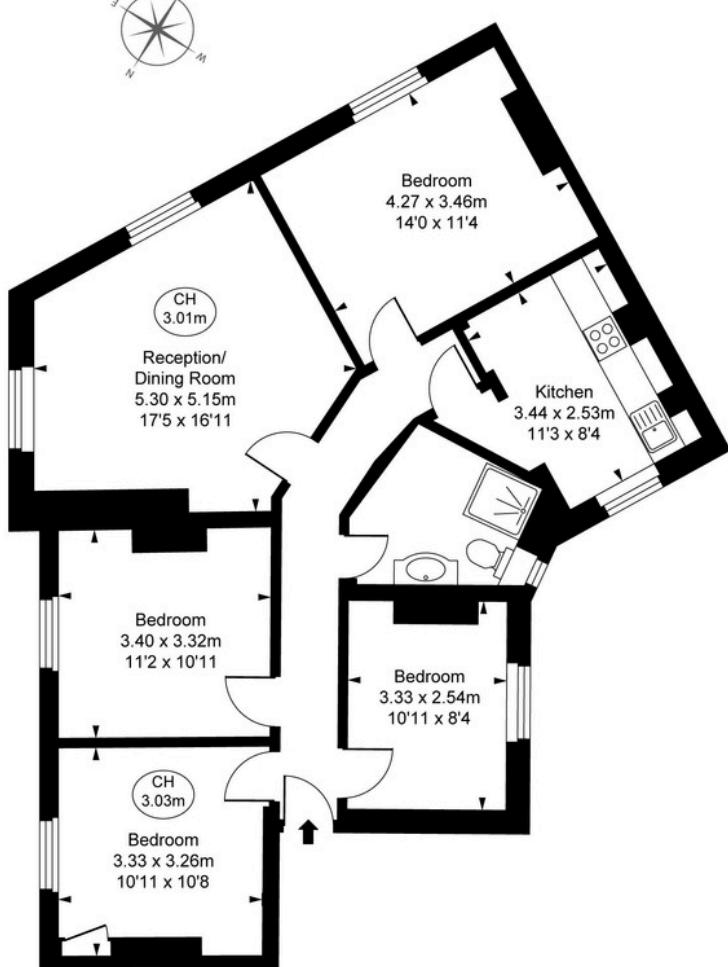


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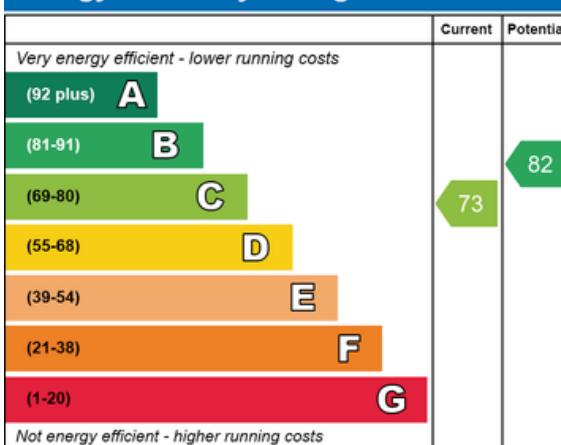
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Greenford Avenue, W7  
Approximate Gross Internal Area  
94.77 sq m / 1,020 sq ft

( CH = Ceiling Heights )



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating

