



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

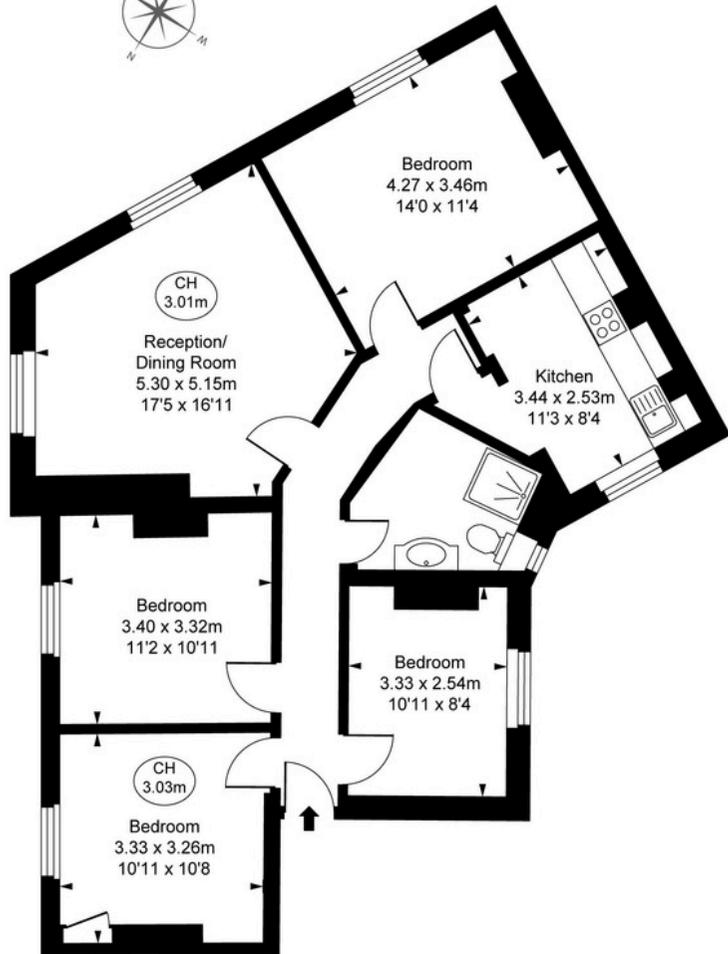
- Tenure - Share of Freehold
- Council Tax Amount - £1814.24 (Band C)
- Guide Price - £500,000
- Lease Start Date - 29/09/2012
- Lease Duration - 999 years
- Lease Years Remaining - 985 years
- Service Charge - £2965.00 yearly





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

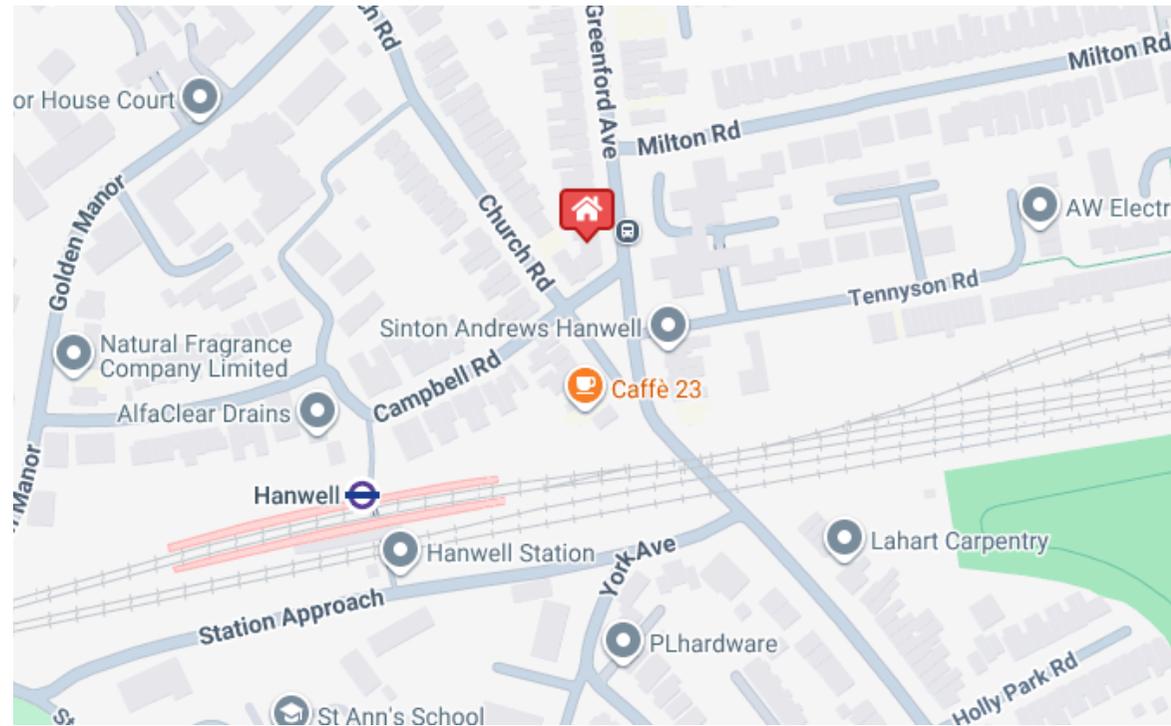
(CH = Ceiling Heights)



First Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		