



Leslie  
& Co.

BALFOUR AVENUE, HANWELL, LONDON, W7

Guide Price: **£500,000**



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## About the property

What the owner loves about the home:

We have absolutely loved our flat since stepping into it eight years ago. It's been such a happy home for us as our family has grown. We love the natural light throughout the flat and the feeling of space and warmth it provides.

The two double bedrooms are great, with the second one in particular offering a really versatile space that has evolved with us over the years - first a guest room, then a home office and now our little boy's first bedroom. Since moving in, we've renovated the bathroom and kitchen and have redecorated throughout, adding new flooring and fresh paint.

It's a home that has given us so many happy memories and we'll always feel lucky to have lived here.

What the owner loves about the location:

When we bought the flat we were new to Hanwell and didn't know much about the area. How lucky we've been! It's the most wonderful community, with a real village feel and a fantastic mix of shops, pubs, cafés (Momentum is the favourite!) and local restaurants (we especially love Ran Thai).

## Key features

- Beautiful Period Conversion
- Over 1000 Sq Ft
- Perfect Blend of Original Charm & Contemporary Finishes
- Expansive Reception Room
- Incredible Natural Light Throughout
- Share of Freehold
- Highly Desirable Tree-Lined Street
- Stone's Throw from Elizabeth Line
- Buyer information pack available
- Secure with Reservation or Deposit Agreement

## Material information

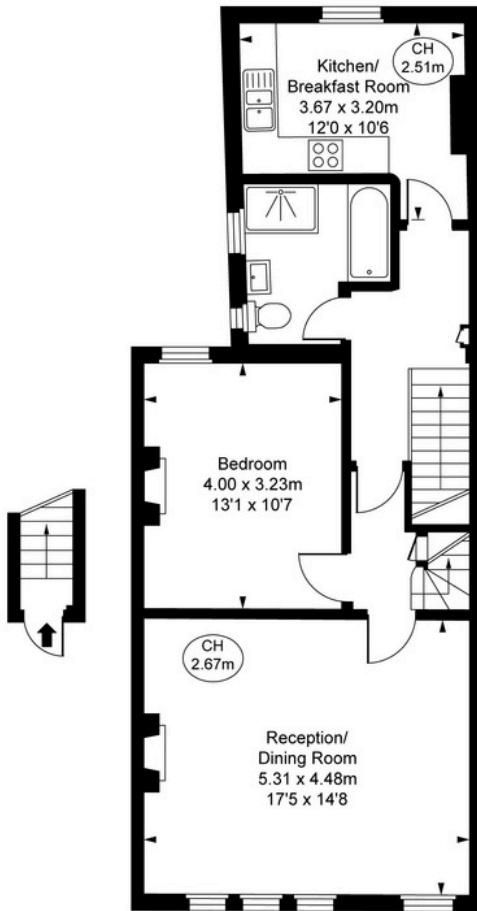
- Tenure - Share of Freehold
- Council Tax Amount - £1,900.92 (Band C)
- Guide Price - £500,000
- Lease Start Date - 01/06/2018
- Lease Duration - 999 years
- Lease Years Remaining - 991 years



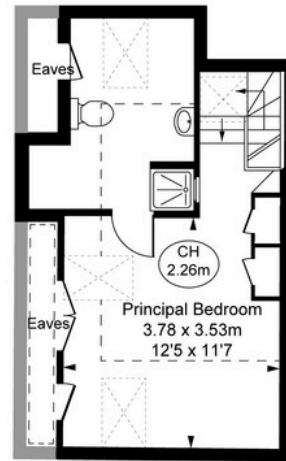
### Balfour Avenue, W7

Approximate Gross Internal Area  
 91.58 sq m / 986 sq ft  
 Eaves  
 2.78 sq m / 30 sq ft  
**Total Areas Shown On Plan**  
**94.37 sq m / 1,016 sq ft**

(Including restricted height  
 under 1.5m [-----])  
 (CH = Ceiling Heights)

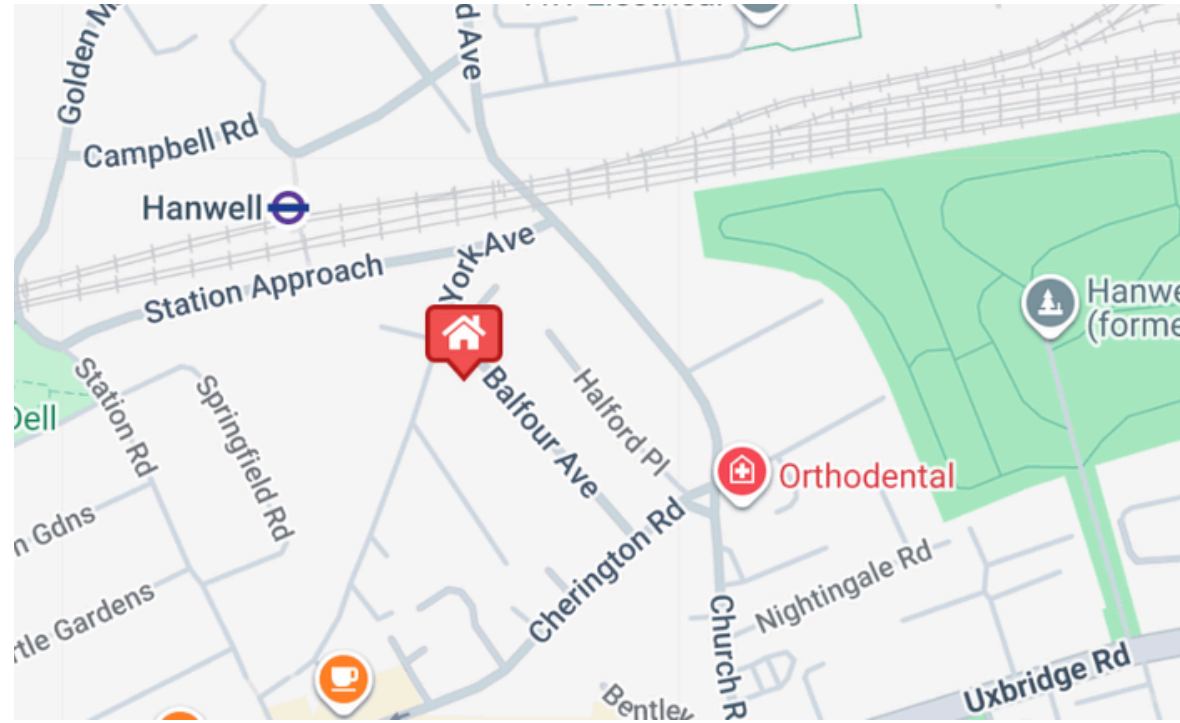


Ground Floor Entrance  
 Approximate Gross Internal Area  
 1.48 sq m / 16 sq ft



Second Floor  
 Approximate Gross Internal Area  
 23.97 sq m / 258 sq ft

First Floor  
 Approximate Gross Internal Area  
 66.13 sq m / 712 sq ft



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>			
(55-68) <b>D</b>		63	69
(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>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		57	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			