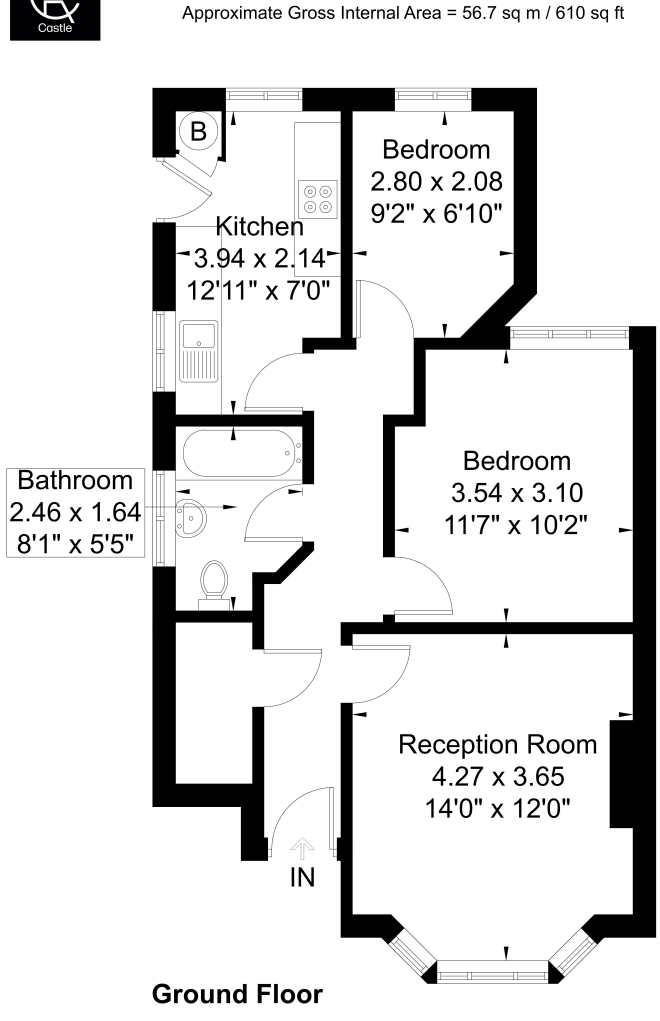
1 Brent Court, Church Road, London. W7 3BZ.

£402,500



Brent Court

Approximate Gross Internal Area = 56.7 sq m / 610 sq ft



Ground Floor

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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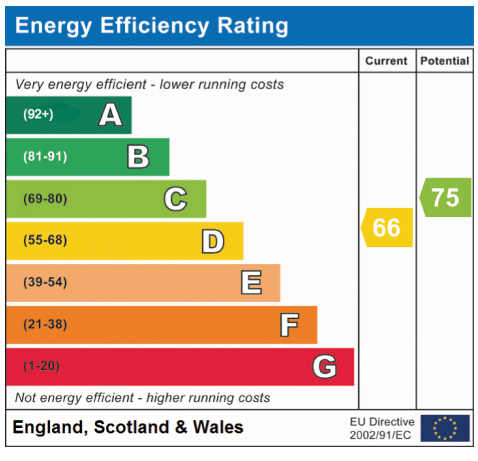

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Set behind its own front garden on a hugely popular, quiet, tree-lined residential road in Hanwell, this ground-floor two-bedroom apartment occupying the whole of the lower floor of a handsome Mock Tudor development. Inside, the flat offers a little over 610 square feet (56.7 sq m) of well-arranged accommodation, and it comes to the market chain free.

Inside is a generous entrance hall and from there the layout flows neatly. The versatile accommodation is currently arranged with a reception room sits at the front of the building in the full depth of the bay, measuring a comfortable 4.27m by 3.65m. It is a genuinely light room, with the bay throwing sun across the stripped and polished floorboards, and tall ceilings with picture rails that speak to the period of the house. It is easily big enough for a proper sofa arrangement plus a desk or a dining table, and it makes a warm, inviting space to come home to.

There are two bedrooms, both genuine doubles. The principal is a good 3.54m by 3.10m, set to the rear and quiet, with a wide window, fitted storage and plenty of room for a king-size bed and wardrobes. The second bedroom, at 2.80m by 2.08m, is a proper second bedroom rather than a box room - ideal for a child, a guest room or a home office, which is exactly how it is used now. Both share the family bathroom, a well-kept room with a full-size bath and shower over, pedestal basin, WC, tiled walls and a window for natural light and ventilation, plus a useful airing cupboard off the hall.

The kitchen is a good working size at 3.94m by 2.14m, fitted with white units, dark granite-effect worktops and metro tiling, a gas hob with extractor over, built-in oven, sink with drainer under the window, and space and plumbing for a washing machine, dishwasher and a tall fridge-freezer.

The location is where this one really earns its keep. The park opposite - Churchfields Recreation Ground, known to everyone locally as the Bunny Park - is quite literally across the road: around 26 acres of open grass, mature trees, a playground, a paddling pool in summer, tennis courts and a cafe, with the Brent River Park and the Grand Union Canal walks beyond it. For anyone with a dog, a young family or simply a wish for green space on the doorstep, it is hard to overstate how much difference that makes.

Hanwell station is a short walk away and is now on the Elizabeth line, which has changed the map for this part of W7 entirely. Eastbound services run through West Ealing and Ealing Broadway to Paddington in around ten minutes, then on to Bond Street, Tottenham Court Road, Farringdon, Liverpool Street, Whitechapel, Canary Wharf, Custom House for the ExCeL, Woolwich and Abbey Wood. Westbound, the same line goes out to Southall, Hayes and Harlington, Heathrow Airport and Reading, with direct trains to Terminals 2, 3, 4 and 5. In practice that means the West End, the City, the Docklands, Heathrow and the Thames Valley are all a single, mostly step-free train ride away. Ealing Broadway, with the Central and District lines plus national rail, is also close at hand, and the A40 and M4 are both within easy reach by car.

Kitchen

Tiled flooring, range of base and eye level cabinets, sink, gas hob with extractor hood, built in oven, washing machine and dishwasher. 2.14m x 3.94m (7' 0" x 12' 11")

Reception room

Wooden flooring, double glazed window, wall mounted radiator. 3.65m x 4.27m (12' 0" x 14' 0")

Bedroom 1

Wooden flooring, double glazed window, wall mounted radiator. 2.08m x 2.80m (6' 10" x 9' 2")

Bedroom 2

Wooden flooring, double glazed window, wall mounted radiator. 3.10m x 3.54m (10' 2" x 11' 7")

Bathroom

Tiled throughout, bathtub, wash basin, W.C, double glazed window. 1.64m x 2.46m (5' 5" x 8' 1")





