



Hanger Lane, W5

£760,000 *Leasehold*

3  1  2 

This impressive three-bedroom garden flat offers just under 1,100 sq ft of well-proportioned internal space and is presented in good condition throughout. The property further benefits from a share of freehold and a large private garden, making it an ideal home for families, professionals, or those seeking generous indoor and outdoor living space.

KEY FEATURES

- Spacious accommodation
- Private entrance
- Large private garden
- Good decorative order
- Residents Parking
- Chain-free sale



Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The flat is accessed directly through the private garden, creating a wonderful sense of privacy. Upon entry, you are welcomed into a spacious reception and dining room, perfect for both entertaining and everyday living. Adjoining the reception, and set slightly to the side is the kitchen which adds to the well-arranged layout leading to two large double bedrooms, both served by a separate shared bathroom that is not connected to either room.

To the rear of the property is the principal bedroom, a substantial double room featuring a private en-suite bathroom, offering a peaceful and self-contained retreat.

With its excellent proportions, private outdoor space, and desirable share of freehold status, this flat represents a rare opportunity to acquire a substantial garden property in a well-maintained condition.





MATERIAL INFO

Tenure: Leasehold

Term: 160 year and 11 months

Service Charge: £714 per annum (+ additional Insurance cost)

Ground Rent: Peppercorn

Council Tax Band: F

EPC rating: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

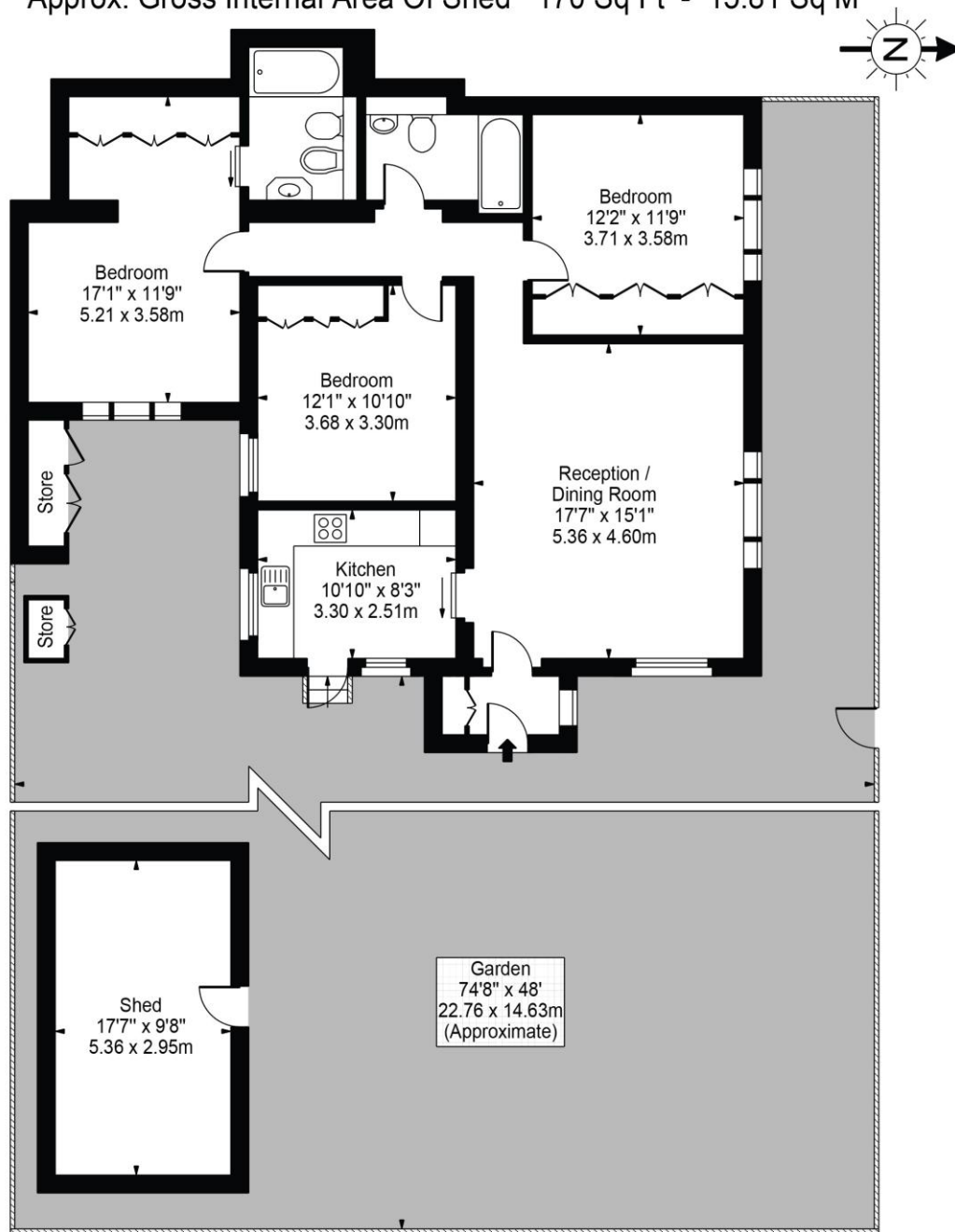
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

Hanger Lane, W5

Approx. Gross Internal Area 1070 Sq Ft - 99.41 Sq M

(Excluding Shed & Stores)

Approx. Gross Internal Area Of Shed 170 Sq Ft - 15.81 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Ealing & Acton

0208 896 0123 | ealing@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.