



## Hanger Lane, W5

£760,000 *Leasehold*

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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 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



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## 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 and private outdoor space, 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.

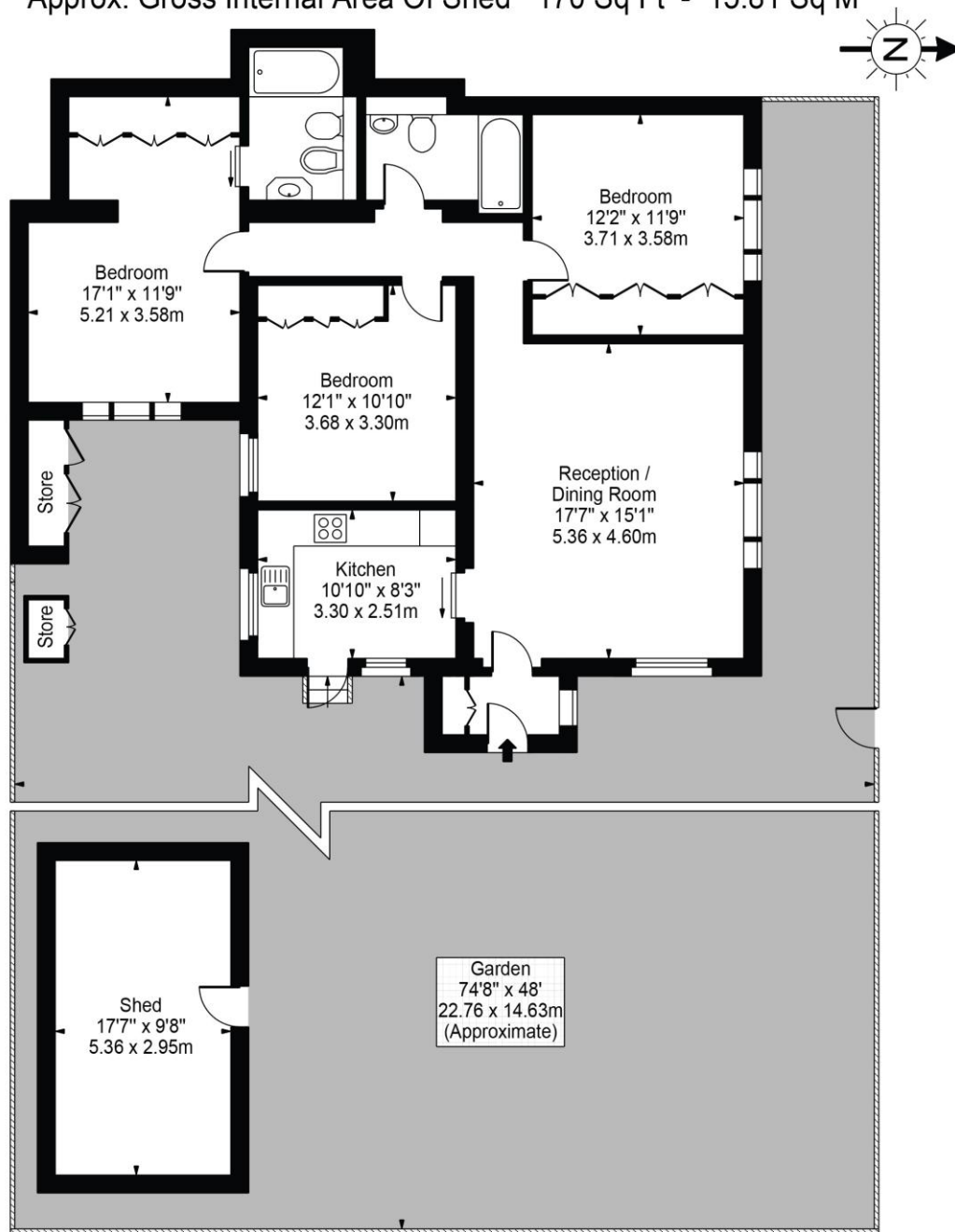
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	75 C
39-54	E		
21-38	F		
1-20	G		

## 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

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