



## Hanover Court, Uxbridge Road, W12

£399,999 Leasehold

A smart two double bedroom flat on the second floor of a 1930's Art Deco style mansion building.

Reception Room | Kitchen | 2 Bedrooms | Bathroom | Balcony | 552 Sq Ft / 51 Sq M | Council Tax Band D  
| EPC Rating Band B

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## LOCATION

Hanover Court is on the corner of Keith Grove and Uxbridge Road, within easy reach of the area's diverse array of shops and restaurants, there are also several pubs and coffee shops close by. The outside spaces of both Wormholt and Ravenscourt Parks are just a short distance away, whilst superb transport links give easy access both in to and out of Central London. A number of well regarded schools are also close by.

## DESCRIPTION

Well presented throughout, accommodation comprises entrance hall, two double bedrooms, bathroom, reception room and kitchen with access to a balcony. A perfect first time buy.

Lease:- 188 years from 24 June 1938

Service Charge:- c.£1,000 p.a. (paid quarterly)

Ground Rent:- £15 p.a. (paid quarterly)







**LOCAL AUTHORITY**  
Hammersmith & Fulham

**TENURE**  
Leasehold 101 years .

**PRICE:** £399,999 Leasehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 552 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 552 SQ FT/ 51 SQM

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This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
THE WAY TO THE PROPERTY YOU WANT

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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