



Offers Over £400,000 Trojan Court, Grosvenor Road, W7



- 2 Double Bedrooms
- 835 Sq Ft - Own Entrance
- Private Garden
- Arranged Over 2 Floors
- Close To Elizabeth Line
- Chain Free

A chain free, 835 sq ft, two double bedroom purpose built maisonette, ideally located for West Ealing station and the Elizabeth line. The property benefits from its own private front & rear entrance and its layout is over 2 floors. The first comprises front reception come dining room and a separate kitchen, whilst the second floor offers a generous main double bedroom, a second double bedroom and a family bathroom. Other benefits include chain free, double glazing throughout, private section of rear garden and newly expended lease. Trojan Court is ideally situated within walking distance of Hanwell & West Ealing stations (both Elizabeth line), excellent bus routes, parks and shops and in a fantastic school catchment.

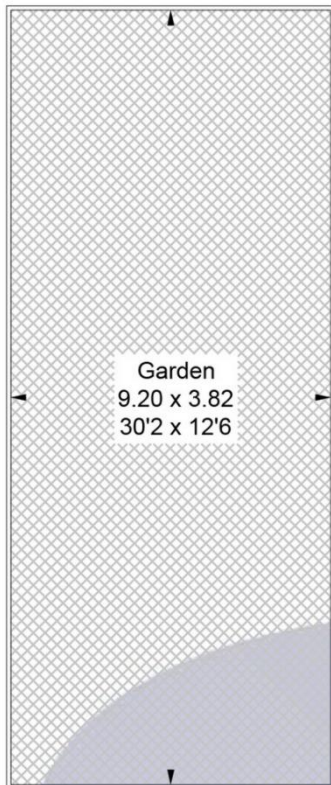


Trojan Court, Grosvenor Road, W7 1HL

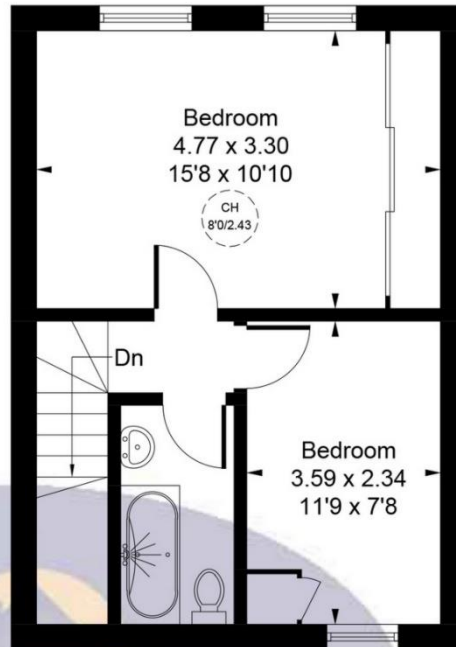
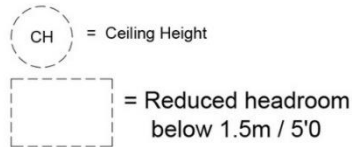
Approximate Gross Internal Area = 77.28 sq m / 832 sq ft

Reduced Headroom = 0.30 sq m / 3 sq ft

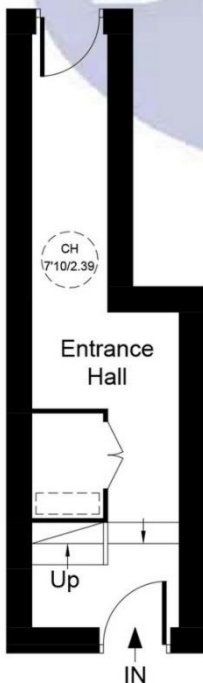
Total = 77.58 sq m / 835 sq ft



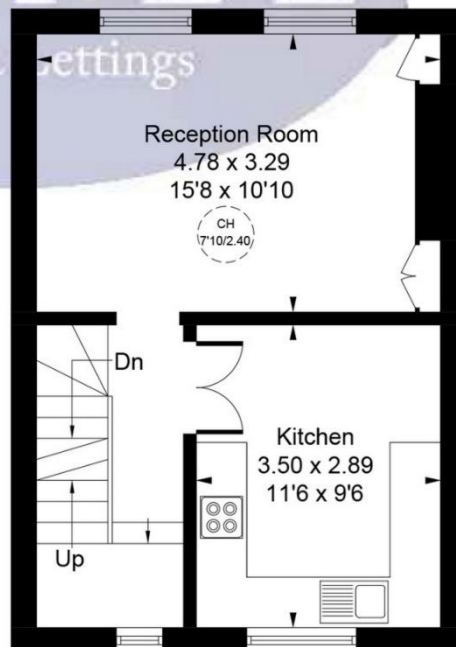
(Not Shown In Actual Location / Orientation)



Second Floor
33.84 sq m / 364 sq ft



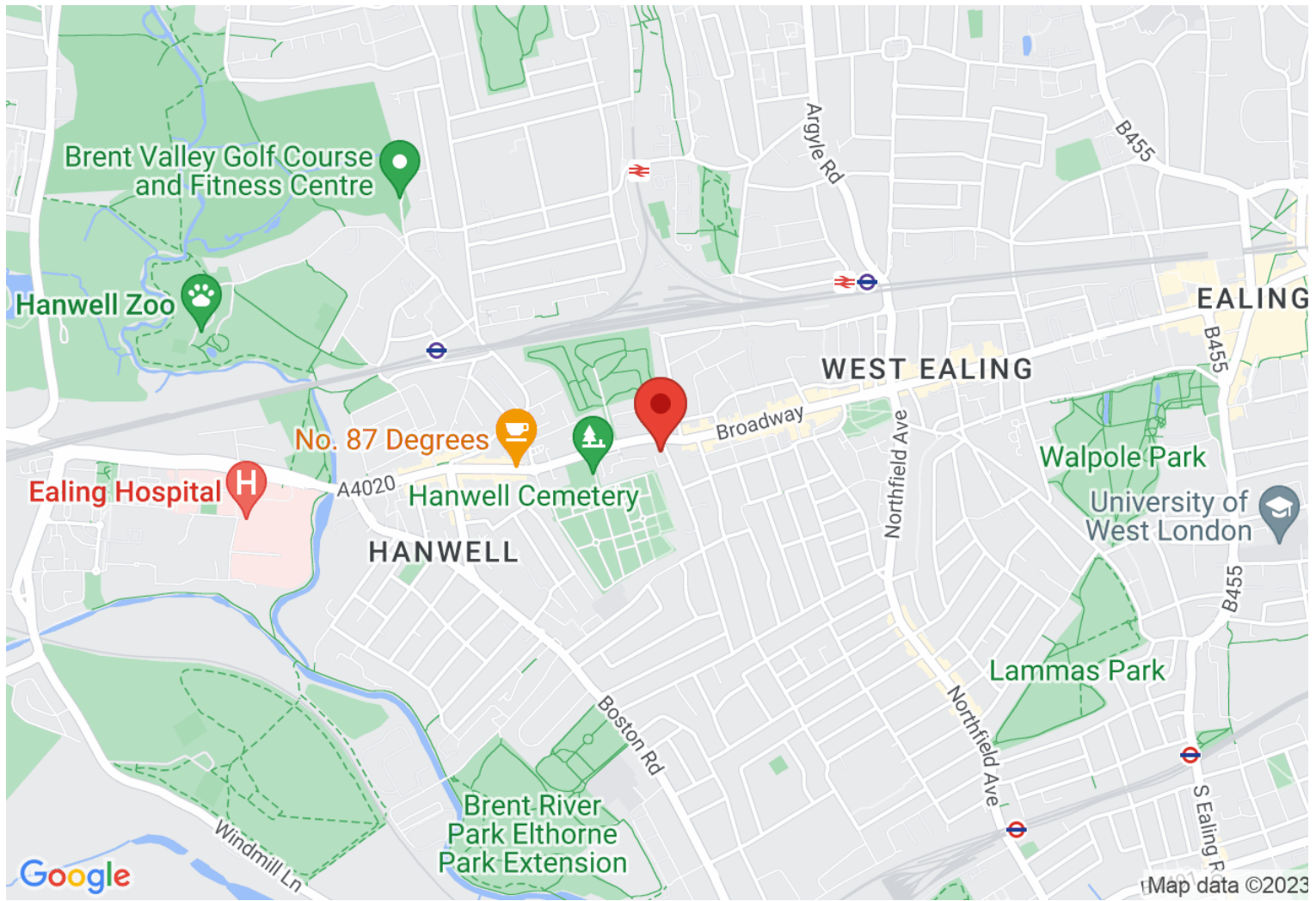
Ground Floor
9.60 sq m / 104 sq ft
Reduced Headroom
0.30 sq m / 3 sq ft



First Floor
33.84 sq m / 364 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating C

