



## **Denman Avenue, UB2**

**£440,000**

This well presented two bedroom, two bathroom apartment set within a modern development is finished to a high standard and offers stylish, comfortable living throughout.

The property features a spacious open plan layout with a modern, attractive kitchen with access to the sunny, south facing balcony (ideal for relaxing or entertaining) from both the kitchen and the reception room.



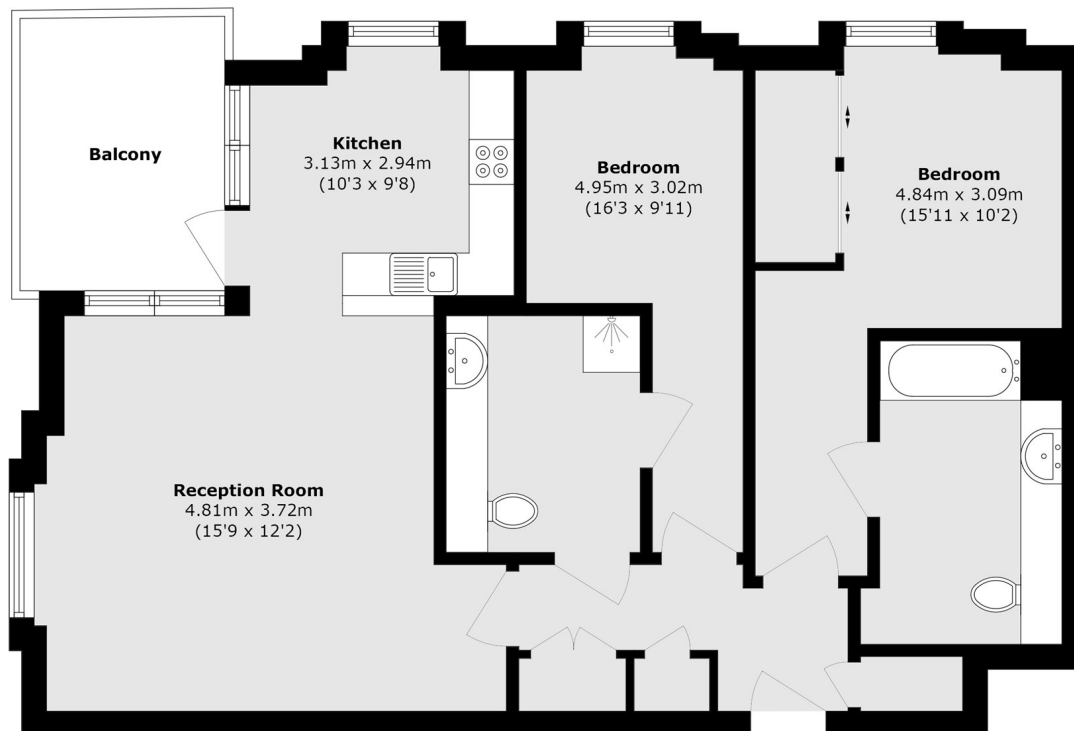
This bright accommodation has two good sized bedrooms and two bathrooms as well as ample built-in storage throughout.

Residents also benefit from well-maintained communal gardens, lift access and desirable undercroft allocated parking.

Ideally located for easy access to Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, providing excellent connectivity into central London and beyond. Additional transport links and a wide range of local amenities are conveniently located along the Uxbridge Road; just moments from the property.

- Two Bedrooms • Two Bathrooms • South Facing Balcony •
  - Lift Access • Open Plan Layout • Allocated Parking •
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Total area (approx.): 86.0 sq. m (925.7 sq. ft)  
Balcony area (approx.): 8.41 sq. m (90.5.0 sq. ft)

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