











 2 Bedrooms | 
  1 Reception | 
  3 Bathrooms | 
  EPC Current C

Helliwell & Co are delighted to present this immaculate and spacious split level two bedroom, three bathroom apartment of over 1100sq ft, located in the Grade II\* listed art deco Hoover Building.

This stunning duplex apartment spans two floors and features two double bedrooms with ensuite bathrooms and fabulous open plan living dining space with guest cloakroom. From the living space there is a west-facing balcony.

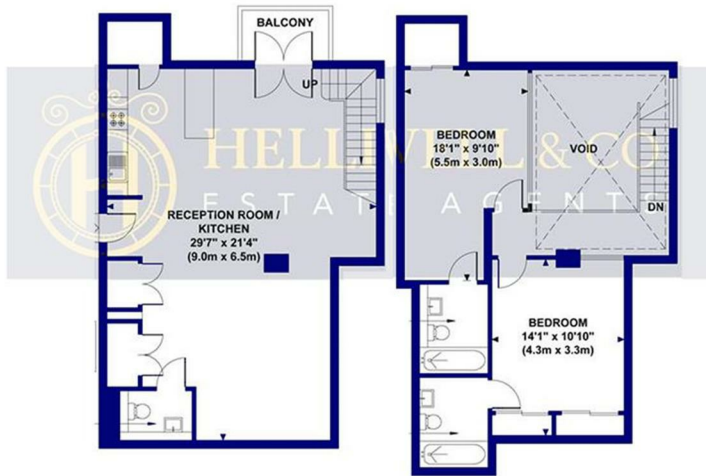
Additional benefits include shared access to internal and external communal spaces and beautiful art deco features, wooden flooring throughout and an expansive glass atrium. This flat also offers a potential parking space in the residents car park by separate negotiation.

Situated in a popular residential area, the Hoover Building is ideally located for access to Perivale (Central line) and Greenford (Central line) tube station and the beautiful open spaces of Pitshanger Park and Ealing Golf Club. There are numerous local shops, cafes and restaurants close by, as well as access to the Westfield Shopping Center, Wembley Stadium, A40 and North Circular.

- Two Bedroom Split-level Apartment
- Balcony & Communal Gardens
- Lift
- Leasehold: 244 years
- Service Charge: £4,400pa
- Iconic Art Deco Grade II Listed
- Porter
- Parking
- Ground Rent: £330.00pa
- Council Tax Band: D

**WESTERN AVENUE, PERIVALE, UB6**

TOTAL AREA: APPROX. 104.05 SQ. METRES (1120.0 SQ. FEET)



GROUND FLOOR

FIRST FLOOR

Although every attempt has been made to ensure accuracy,  
all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement.  
This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards

