



SCAN ME

Apartment

Beds 2, Baths 2, Lounges 1



Dock Meadow Reach, Hanwell, W7

£525,000 Leasehold



Property Description

Property Description

Spacious Ground Floor Apartment with Garden Access & Parking

A generously sized two-bedroom, two-bathroom apartment set on the ground floor of a modern riverside development in Hanwell. Measuring approx. 851 sq ft, this well-appointed home offers secure underground parking, access to a secluded communal garden, and a peaceful setting beside Elthorne Park and the River Brent. Ideal for professionals, downsizers, or investors seeking a blend of nature and connectivity.

Key Features

- Approx. 851 sq ft / 79 sq m of internal space
- Two double bedrooms, including principal with en-suite
- Two bathrooms (one en-suite, one family)
- Open-plan kitchen/living/dining area with garden views
- Superior sound proofing and insulation offers a truly tranquil experience
- Secure underground parking
- Shared use of landscaped communal garden
- Ground floor position with step-free access
- Leasehold tenure

Layout Overview

- Entrance hall with built-in storage
- Spacious open-plan living/dining/kitchen area
- Principal bedroom with en-suite shower room
- Second double bedroom
- Family bathroom
- Direct access to communal garden areas

Leisure & Green Spaces



- Elthorne Park – Large public park with tennis courts, playgrounds, and open lawns
- River Brent & Grand Union Canal – Scenic walking and cycling routes
- Brent Lodge Park & Hanwell Zoo – Family-friendly local attraction with gardens and small animals
- Boston Manor Park – Historic grounds with woodland trails and a lake
- Warren farm nature reserve - Meadow to abundance species like skylarks, owls, etc

Transport Links

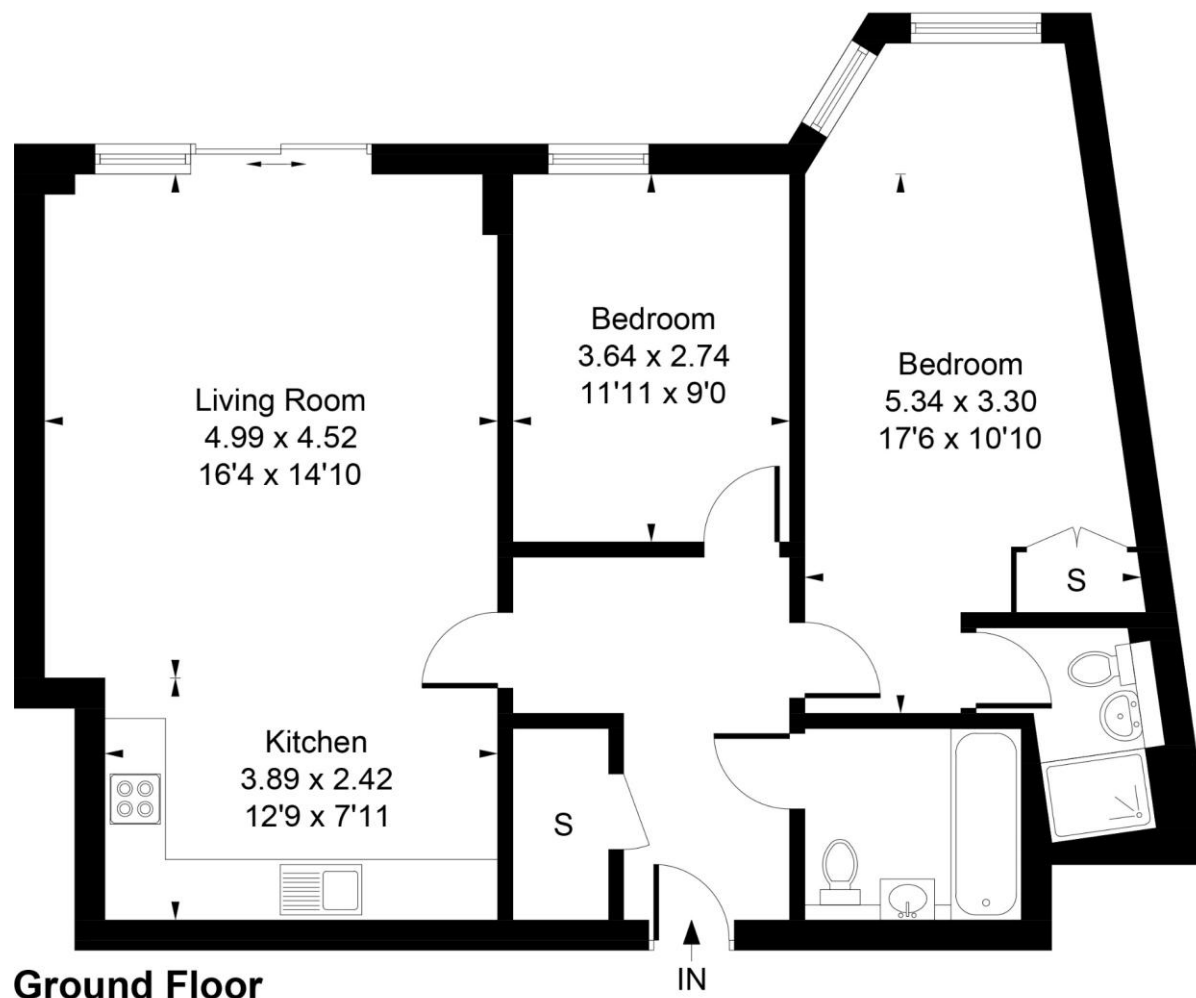
- Hanwell Station (Elizabeth Line) – Fast access to Paddington, Heathrow, and Central London
- Boston Manor Station (Piccadilly Line) – Tube access to West End and Heathrow
- Bus routes to Ealing, Brentford, and Southall
- Easy access to A4/M4 for road travel

Additional Information

- Tenure: Leasehold
- Lease Length: 125 years from December 2010
- Size: Approx. 851 sq ft / 79 sq m
- Council Tax: Band D (London Borough of Ealing) £2041 per year
- EPC Rating: B
- Service Charges: £2002 per year



Approximate Gross Internal Area
80.40 sq m / 865 sq ft



Ground Floor

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 purchase.



Woodlands Estates,
16 St Johns Road, Isleworth,
Middlesex, TW7 6NW

www.woodlandsestates.com
020 8560 3228
mail@woodlandsestates.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Follow us on Social Media

