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6 THE BEECHES 193 BOSTON ROAD, HANWELL W7 2JU

Map Ref: B6

**A SPACIOUS, LIGHT & AIRY 1ST FLOOR CONVERSION FLAT
JUST ABOUT OPPOSITE ELTHORNE PARK**



This *unusually spacious flat* forms part of this interesting conversion and is contained within the original period building that is believed to date from around *c1850*. The flat is nicely restored with a well appointed kitchen, smart bathroom and warmed by gas central heating.

Well placed just opposite the lovely open spaces of *Elthorne Park* and by local shops & facilities. Both *Boston Manor [Piccadilly Line]* and *Hanwell [Main Line and soon part of Crossrail]* are within easy reach. It comprises as follows:

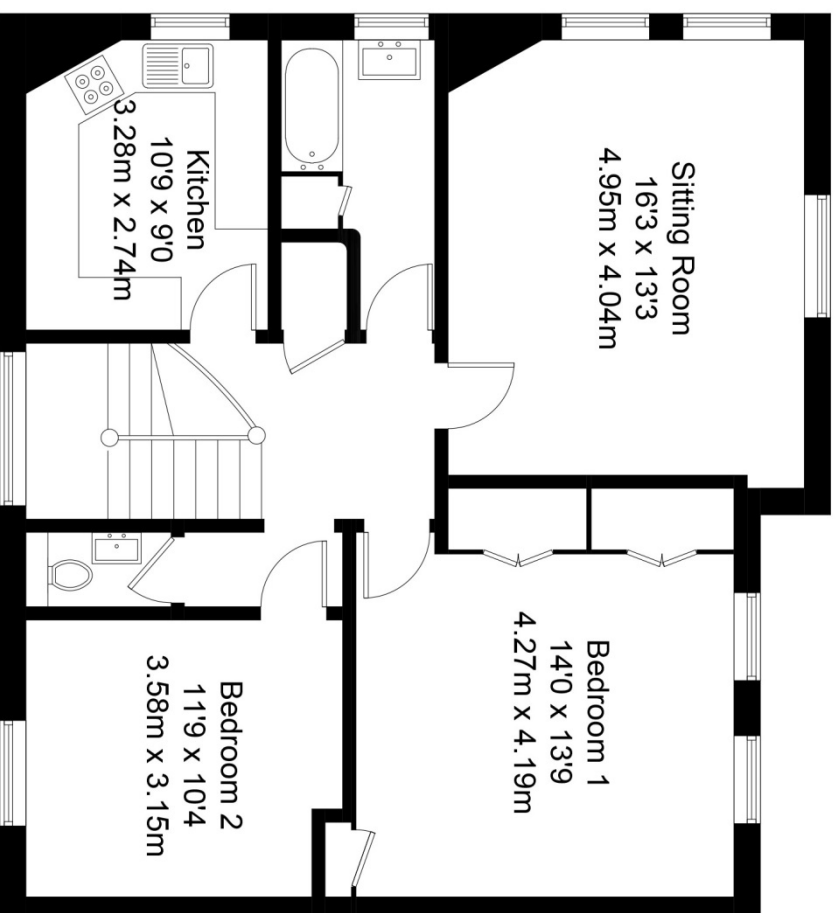
GROUND FLOOR

ENTRANCE HALL With sole use of original staircase leading to:

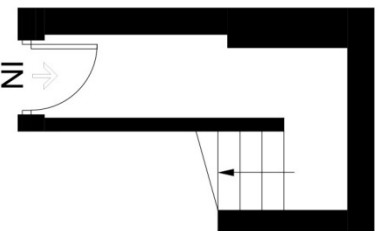
6 The Beeches, Boston Road Ealing, W7 2JU



Approximate Gross Internal Area = 944 sq ft / 87.7 sq m



Ground Floor (Entrance Hallway)



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Illustration for identification purposes only,
measurements are approximate, not to scale.

FIRST FLOOR

LANDING	Two tall sash windows. Coved ceiling. Useful built in cupboard.
SITTING ROOM	16'3 x 13'3[4.96m x 4.04m] A <i>bright double aspect</i> room with south and west facing sash windows. Period style fireplace. Coved ceiling.
KITCHEN/ BREAKFAST ROOM	10'9 x 9' [3.28m x 2.74m] Complete range of wall and floor cupboards and lots of work surfaces. Stainless steel sink unit. Built in cooker with extractor over. Plumbing for washing machine and dishwasher. Concealed gas central heating boiler. South facing sash window. Part tiled walls.
BEDROOM 1	15'2 x 14' [4.63m x 4.27m] A <i>bright west facing</i> room with two sash windows. Range of fitted wardrobes. Useful built in cupboards. Coved ceiling.
BEDROOM 2	11'9 x 10'4 [3.58m x 3.05m] Sash window.
BATHROOM	Modern white suite of panelled bath with shower attachment. Vanity unit. Useful built in cupboard. Sash window. Loft access.
SEPARATE WC	Wash basin. Low level WC.

OUTSIDE

Well maintained communal gardens.

PRICE £485,000 LEASEHOLD

Lease: 125 Years from 25/03/1988 (97 Years unexpired at January 2017)

Ground Rent: £100 pa

Service Charge: £200 pa + building ins £450 pa

Council Tax Band: C

This property has an EPC rating of: D
A full EPC is available on our website or on request

