





About the property

This exceptional freehold house on Rosebank Road in Olde Hanwell, blending period charm with functionality, provides a generous internal space of over 1250 sq ft, encompassing three bedrooms and three highly versatile reception areas, plus a valuable basement.

This size and layout ensure significant adaptability for family life, home working, and entertaining, and importantly, the plot presents clear potential for future extension (subject to planning) which secures substantial long-term value and room to grow for the next owner.

The locale is a key component of the property's desirability, positioning it within a genuinely historic village enclave that boasts character and superior connectivity. Residents benefit from being moments away from the picturesque, tranquil towpaths of the Grand Union Canal and the River Brent, creating a precious psychological buffer from the city. This sense of rootedness and green space is perfectly counterbalanced by the convenience of the Elizabeth Line access at Hanwell station, ensuring a rapid and efficient commute to key business and cultural hubs across London.

Key features

- Fantastic Freehold Family Home
- Highly Desirable 'Old Hanwell' Location
- Three Double Bedrooms
- Sunny Private Garden
- Over 1250 Sq Ft
- Three Reception Rooms + Basement
- Potential to Extend (STPP)
- Close to Elizabeth Line
- Beautiful Riverside Nearby
- Abundance of Local Amenities

Material information

- Tenure - **Freehold**
- Council Tax - **Band E**
- Guide Price - **£700,000**



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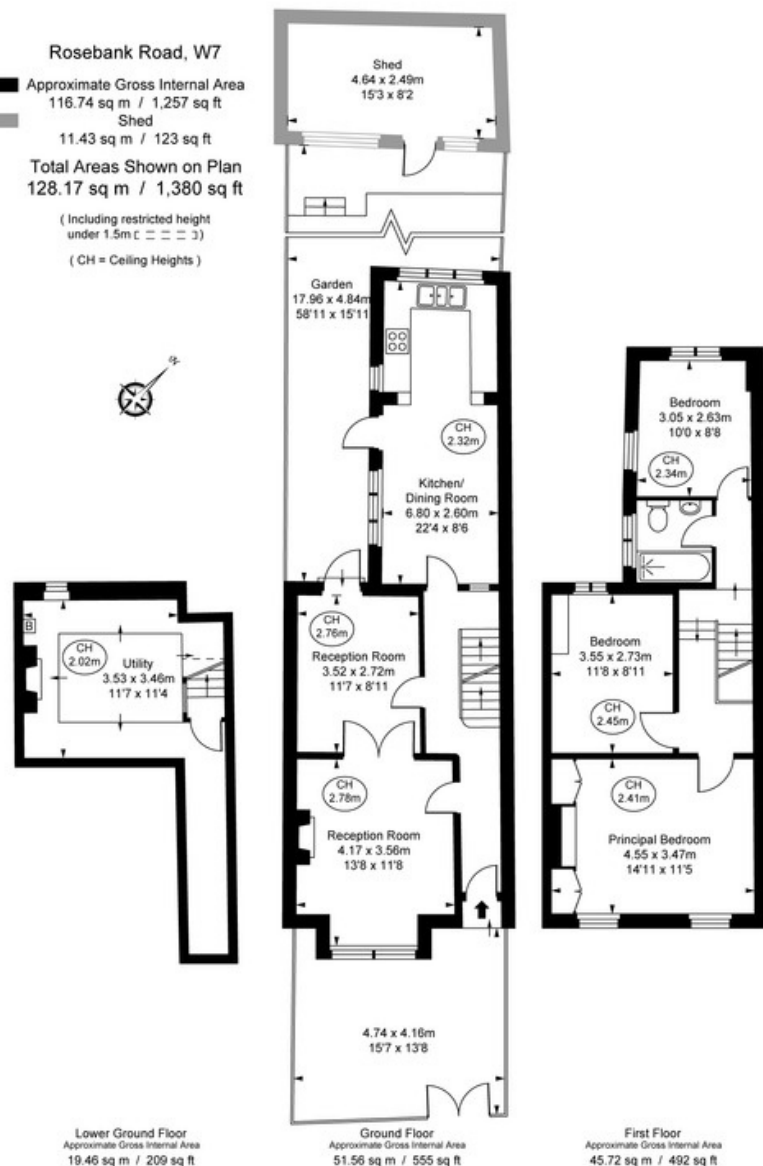
■ Approximate Gross Internal Area
 116.74 sq m / 1,257 sq ft

■ Shed
 11.43 sq m / 123 sq ft

Total Areas Shown on Plan
 128.17 sq m / 1,380 sq ft

(Including restricted height
 under 1.5m (— — —))

(CH = Ceiling Heights)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		57
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		