



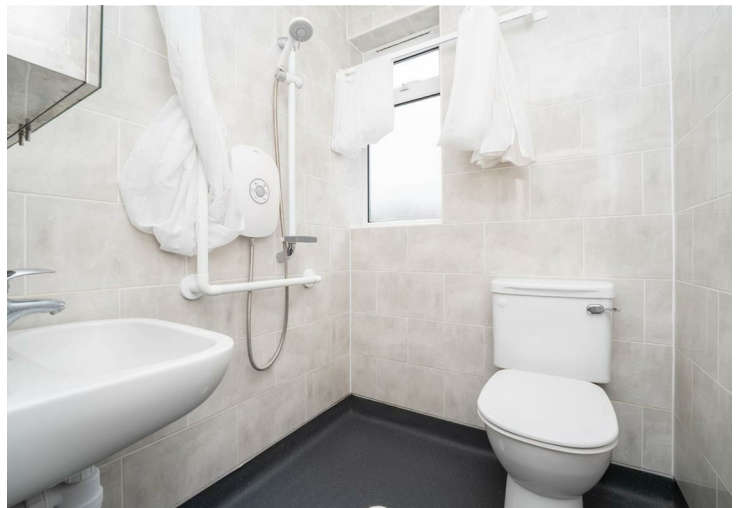
**Share of Freehold / Apartment**

**87B, St. Marks Road**

**£450,000**

A superbly presented and rarely available 2 bedroom ground floor conversion flat, boasting good sized private garden and additional side courtyard and front garden, in this most sought after road, in ever fashionable Old Hanwell, boasting a share of freehold.

- Ground floor period conversion flat
- Private entrance
- Fitted kitchen
- Modern wet room
- Light and airy living room
- 2 Bedrooms
- Good sized south facing garden & side courtyard
- Front garden with potential for O/S/P
- Well presented throughout
- Share of freehold and long lease



**Share of Freehold / Apartment**

# St. Marks Road, W7 2PN

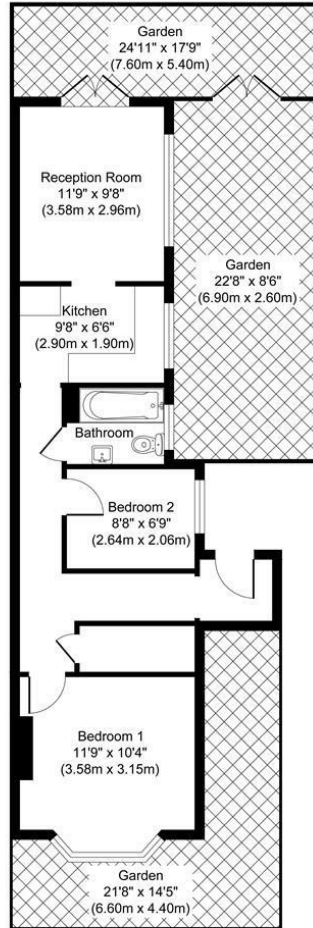
£450,000

A rare opportunity to acquire this ground floor conversion flat, in this Victorian semi-detached property, with it's own private entrance (at the side/rear). It features a 2 bedrooms-the master with wide bay window and an attractive marble surround original fireplace, bright fitted kitchen, a smart modern wet-room with natural light and a light and airy living room with doors opening onto the garden. Outside features a good sized, low maintenance, sunny south facing private garden, with a seperate gated, additional side courtyard patio garden (with through side access and potential perhaps, for extension into), along with the front garden, offering potential for a small off street parking space. Well decorated throughout in a smart neutral decor, complimenting wood floors and recently fitted carpets, warmed by an efficient electric heating system and full double glazing. With the security of a share of freehold and long lease.

Situated in this desirable road, in the heart of this fashionable Victorian enclave, known locally as Old Hanwell, conveniently placed for pleasant canal side walks, green open spaces, excellent local pubs (with the locals favourite, The Fox, just around the corner, by the canal), along with local shops, (including a new Tesco's at the top of the road, a Lidl and Sainsbury's supermarket's) and eateries, plus various regular bus services available along Boston/Uxbridge Rd. Both Hanwell Mainline (for the excellent Elizabeth Line) and Boston Manor (Piccadilly Line tube) stations are within easy reach. The popular King George's Field 'Sandy Park' with it's eco-playground, is literally just along the road and the well regarded St.Mark's primary school, is within a few minutes walk.



87b St.Marks Rd W7 2PN

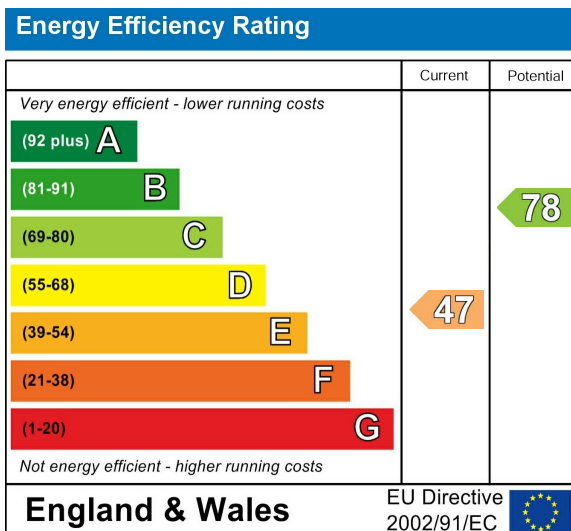


Approximate Gross Internal Floor Area 525.00 sq. ft / 48.80 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.