



**Leasehold / Apartment**

## 18, Dock Meadow Reach

**£435,000**

A rare opportunity to purchase an impeccably presented, light and airy 2 bedroom, 2 bathroom ground floor apartment, with direct access to private outside space and secure off street parking, in this recent canal-side development in the heart of sought after Old Hanwell.

- Spacious ground floor apartment
- Light and airy open plan living room
- Well equipped kitchen zone
- 2 double bedrooms
- Modern bathroom suite
- En-suite shower-room
- Direct access to private patio area
- Communal grounds, playground and gardens
- Secure, allocated underground parking



**Leasehold / Apartment**

# Dock Meadow Reach, W7 2QN

## £435,000

Built in 2013, well managed and maintained, this bright and spacious apartment is conveniently situated on the ground floor, boasting direct access to a private patio area leading onto a further, well kept shared garden. It offers exceptionally spacious, light and airy living space - incorporating a well-equipped, modern fitted kitchen zone, well appointed modern bathroom and two good size bedrooms - the master with en-suite shower room. Featuring a vast entrance hall with ample storage and a large, additional utility cupboard. This smart modern block also includes secure entry phone access, remote gated, allocated underground parking with plentiful bike storage and direct lift access. Energy efficiency is highly rated, with solar panels (reducing running costs and powering the communal lighting,) quality double glazing, gas central heating and an 'air filtration system.' Superbly presented throughout in a recent, smart neutral décor complementing fitted carpets and attractive wood flooring.

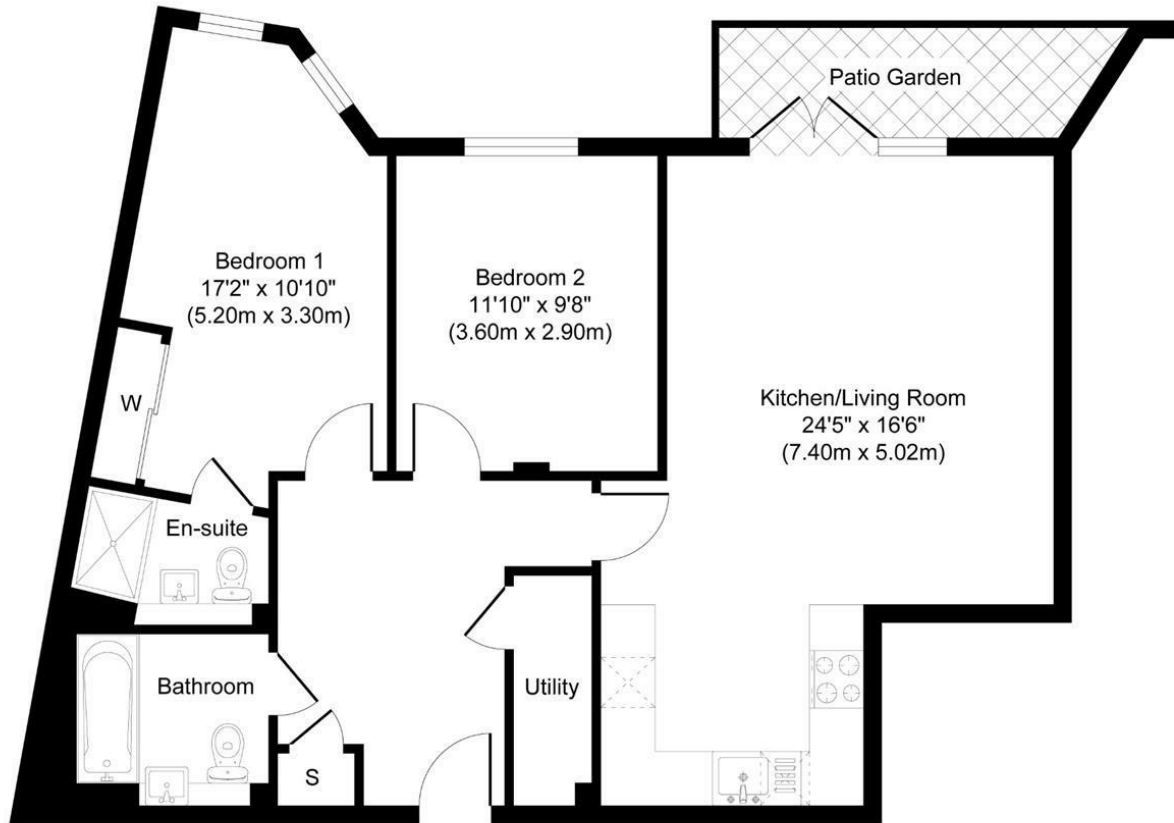
Situated in a quiet cul-de-sac location, alongside the Grand Union Canal in the heart of this fashionable Victorian enclave, known locally as Old Hanwell. Within easy reach of the highly regarded St. Marks Primary school, pleasant canal side and parkland walks (Warren Farm nature reserve and Elthorne park are close at hand). A good range of shops (including newly opened Tesco and Sainsburys local's), good local pubs, bars and restaurants, plus speedy regular bus services into Ealing Broadway Town Centre. Both Hanwell mainline (for the excellent Elizabeth Line) and Boston Manor (Piccadilly line tube) stations, are all within easy walking distance.



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**Approximate Gross Internal Floor Area 856.00 sq. ft / 79.55 sq. m**

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

**D**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Call us on**

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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.