

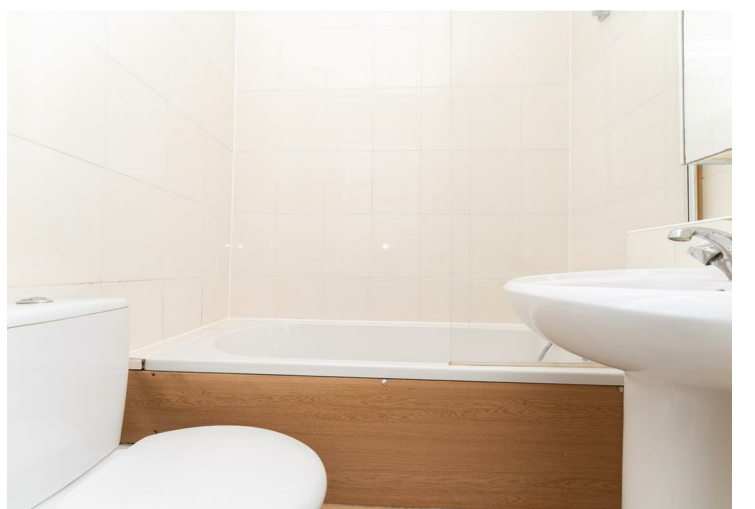


**Leasehold / Apartment**

## 49a Osterley Views, Hanwell Borders

A rare opportunity to acquire a chain-free, self-contained studio apartment in this stunning Grade II listed gated development, situated on the Hanwell Borders close to Hanwell Town Centre and the Elizabeth Line.

- Studio apartment
- Lower ground floor
- Extended Lease (181 Years)
- Zero Ground Rent
- New Kitchen with Granite Worktops
- Direct Access to Small Patio
- Attractive Communal Gardens
- Secure Car Parking
- Wood floors to Studio Room
- Modern Bathroom



**Leasehold / Apartment**

# Hanwell Borders, UB2 4AF

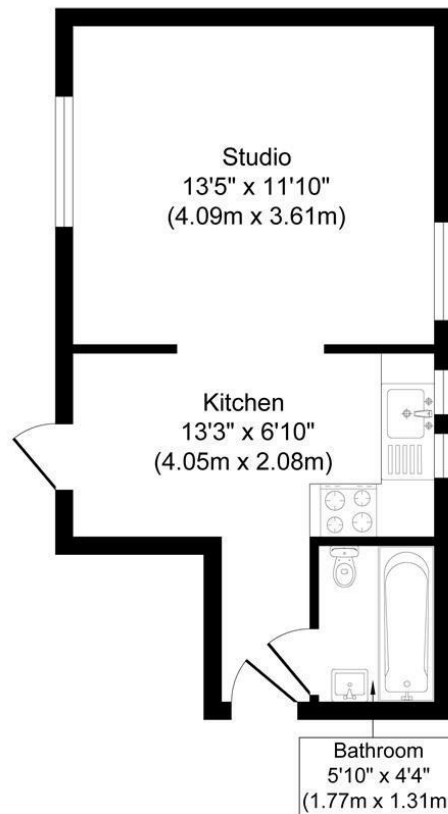
## £215,000

A rarely available studio apartment, securely situated on the lower ground floor of this imposing Victorian Grade II listed building, protected by video entry-phone and remote gates to the road. Outside there are well maintained landscaped gardens and ample off road parking. Offered in a smart neutral decor, with a solid wood floor in the spacious double aspect studio room, a recently fitted kitchen and bathroom and with direct access to a small patio area. Warmed by GCH, protected by an extended lease (181 yrs and no ground rent) this is an ideal first time buy, town base or rental investment (was recently achieving £1175pcm.)

Situated in this well established, private gated development, tucked away just behind the Uxbridge Road on the borders of Hanwell, with various bus links into Ealing Broadway and within easy walking distance of Hanwell Station for the Elizabeth Line, providing regular, speedy access to Ealing Broadway, Heathrow and the City. Boston Manor Piccadilly Line tube station is also easily accessible and green open spaces of the Viaduct meadow through to Brent Valley park and golf course, plus pleasant canal-side walks, are all close at hand.



**49a Osterley Views UB2 4AF**



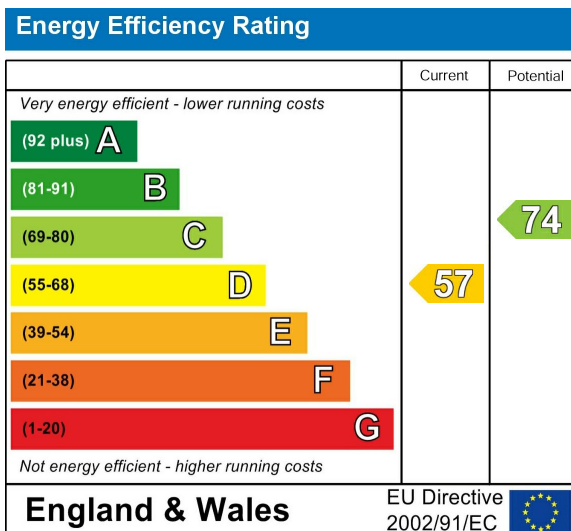
**Approximate Gross Internal Floor Area 303.41 sq. ft / 28.18 sq. m**

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

**A**

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.