

19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219

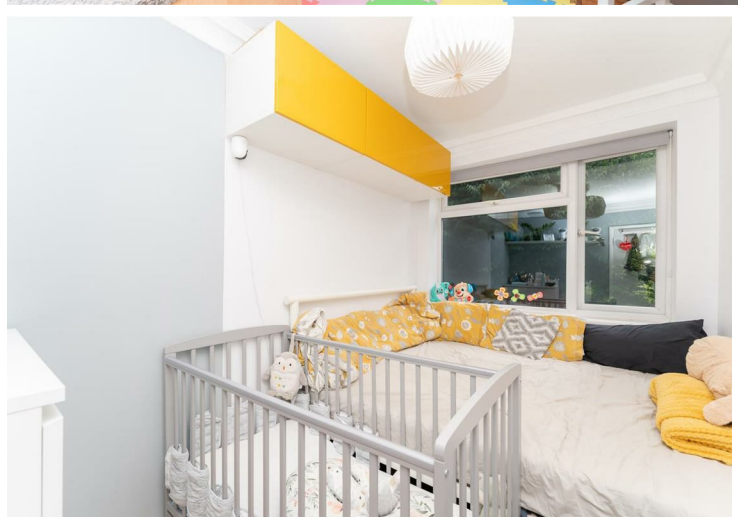
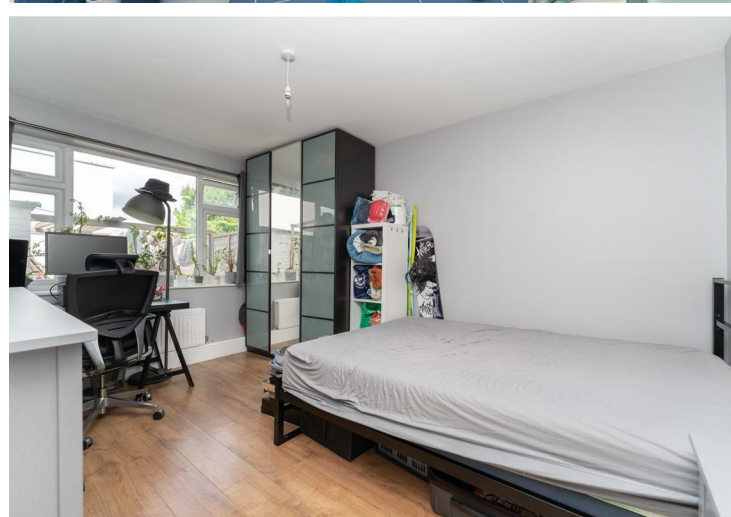


Leasehold / Maisonette

106, Rosebank Road
£450,000

A rare opportunity to acquire a 2 bedroom ground floor maisonette, with it's own entrance, private garden and further patio area, garage and off road parking, in sought after Old Hanwell. Attractively offered chain free.

- 1960's built ground floor maisonette
- Own entrance
- 2 bedrooms
- Living room opening to garden
- Modern shower-room
- Fitted kitchen/breakfast room
- Mature S/F garden
- Further patio garden
- Garage and O/S/P
- Chain free



Leasehold / Maisonette

Rosebank Road, W7 2EN

£450,000

This unique double fronted, purpose built ground floor maisonette benefitting from it's own entrance, offers bright and spacious accommodation including hall with built in storage cupboards, living room opening onto the garden, 2 good sized bedrooms, a modern shower-room and double aspect fitted kitchen/breakfast room opening to a further patio area and to the garage. Well presented throughout in a smart decor complimenting wood floors, warmed by GCH (Vaillant combi boiler) and full double glazing. Outside there is a secluded, south facing main garden, with a patio garden to the rear and secure side access, plus a valuable garage with driveway O/S/P. Attractively offered chain free.

Situated on a bold corner position in the heart of ever-popular 'Old Hanwell,' conveniently placed for pleasant canal side walks, green open spaces, good local pubs (with the locals favourite, The Fox, just around the corner) 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.

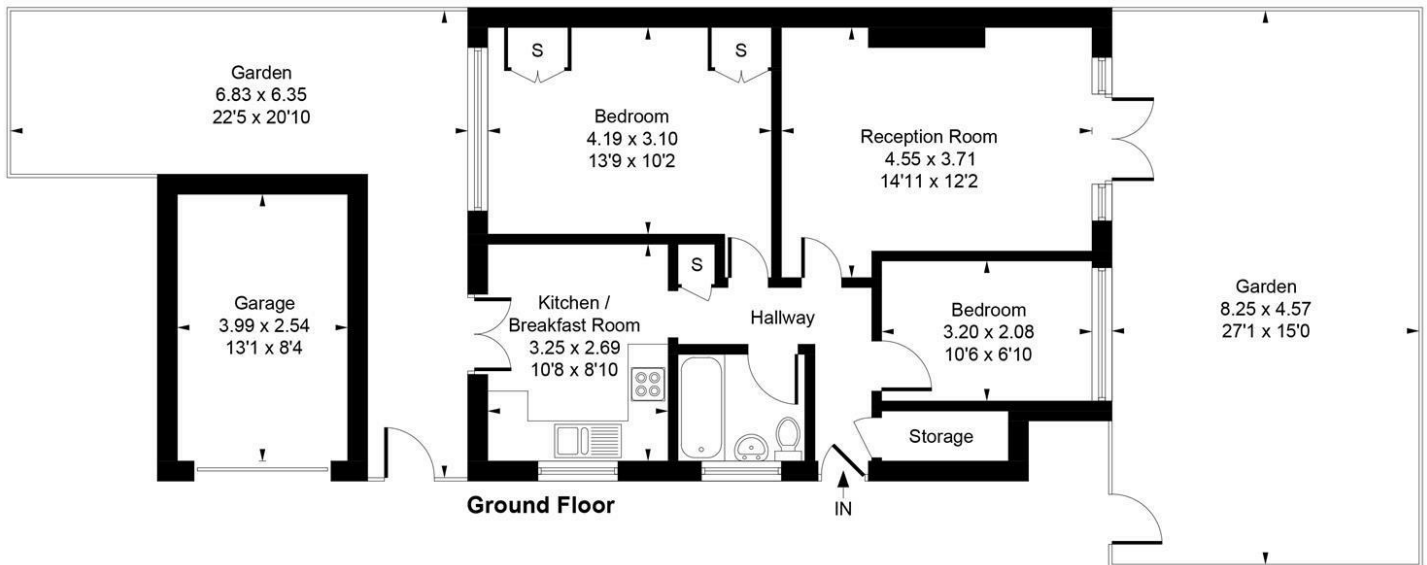


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106 Rosebank Road, W7

Approximate Gross Internal Area = 53.7 sq m / 578 sq ft
Garage = 10.2 sq m / 110 sq ft
Total = 63.9 sq m / 688 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Council Tax Band

C

Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.