

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



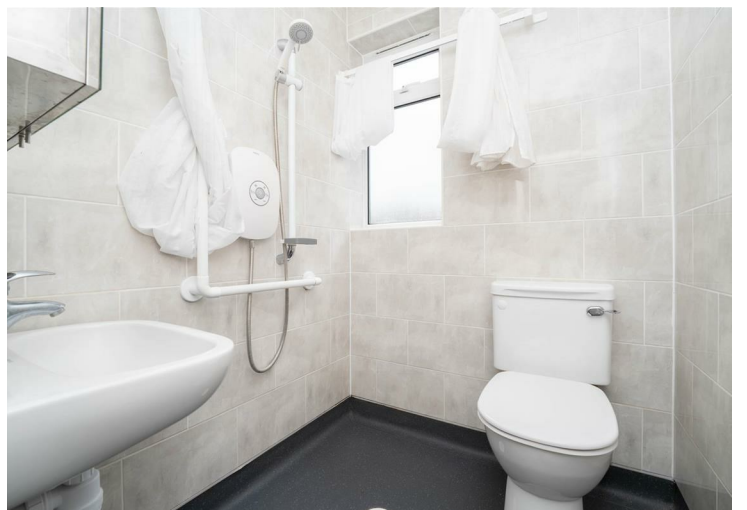
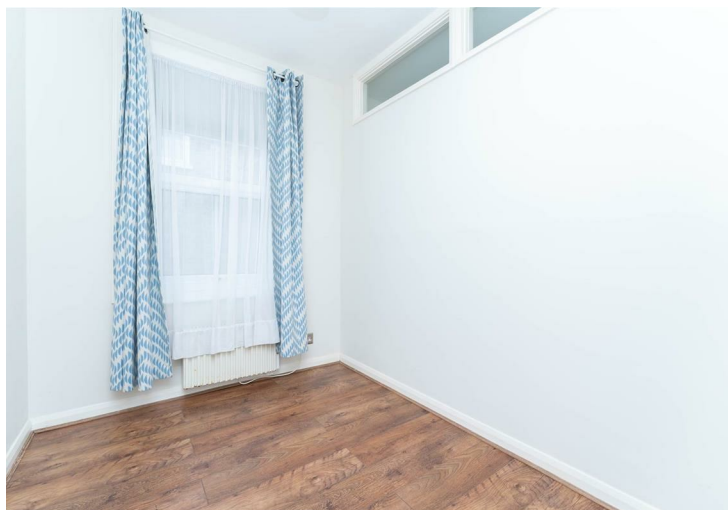
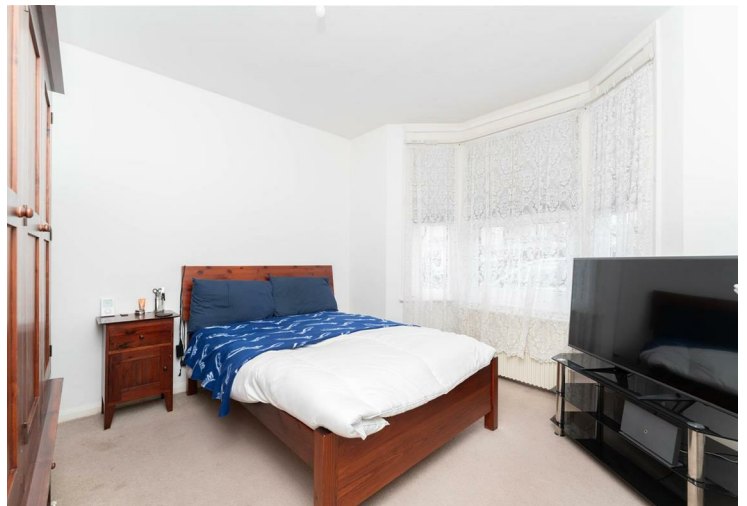
Share of Freehold / Apartment

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 Edwardian period 'linked semi-detached' property, boasting high corniced ceilings and enhanced by an extension and with a wonderful private south-facing. It features exceptionally spacious accommodation including 2 double bedrooms, fitted kitchen with a Belfast sink and solid wood worktops (appliances negotiable), bathroom and modern bathroom with attractive wash basin and separate wc. and a lovely, light and airy reception room (with lounge and dining areas) with French doors opening onto the garden. Outside features a good sized, mature, sunny south facing garden, with lawn and patio areas, plus use of the front garden. Well presented throughout in a smart neutral decor, complimenting wood floors and fitted carpets, warmed by GCH (recently replaced Vaillant combi-boiler) and full double glazing. With the security of a share of freehold and a long lease, plus no onward chain this is an appealing first time home.

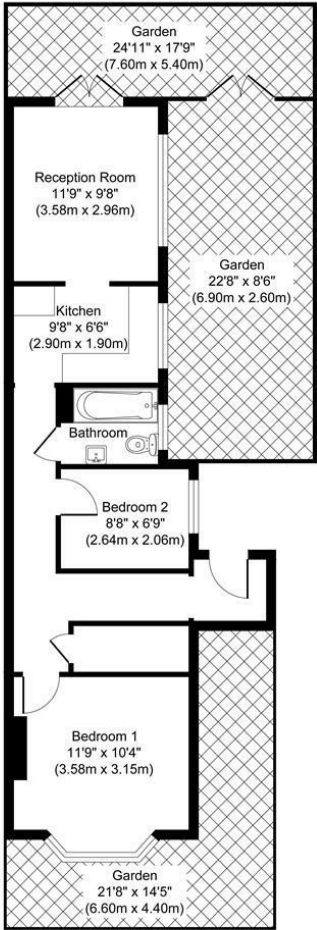
Situated in this desirable road, in the heart of this fashionable Victorian enclave, known locally as Old Hanwell, conveniently placed for pleasant canal side walks, green open spaces, excellent local pubs (with the locals favourite, The Fox, just around the corner, by the canal), along with local shops, (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 its 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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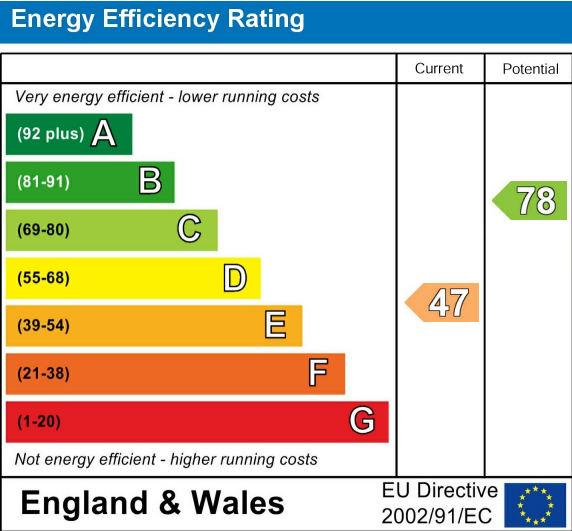


Approximate Gross Internal Floor Area 525.00 sq. ft / 48.80 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
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Council Tax Band

C

Energy Performance Graph



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.