

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



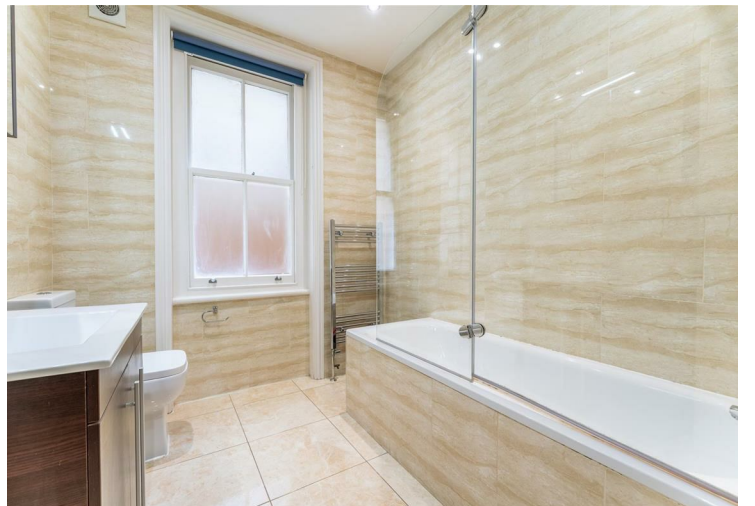
Leasehold / Maisonette

112, Boston Road

£349,950

A spacious and superbly presented, 2 bedroom lower ground floor period maisonette, with its own entrance and a garden, in this convenient location bordering popular Old Hanwell. Within easy reach of Hanwell Station for the Elizabeth Line and attractively offered chain free.

- Period maisonette
- Own entrance
- 2 double bedrooms
- Spacious living room
- Fitted kitchen zone
- Modern bathroom
- Smartly decor and wood flooring
- GCH/part D/G
- Private and communal gardens
- Long lease and no chain



Leasehold / Maisonette

Boston Road, W7 2EP

£349,950

This lower ground floor, Edwardian period purpose built maisonette, boasts its own private 'lazy-lawned' front garden, it's own entrance and offers deceptively spacious and light accommodation. It features a deep hallway, 2 double bedrooms, family sized modern bathroom and an open plan living room, with a smart grey gloss and well equipped, fitted kitchen zone, also with a utility cupboard and access to the shared paved rear garden - also with valuable rear access. Freshly redecorated in a smart neutral decor throughout, complimented by light oak wood flooring, warmed by GCH and with majority double glazing, including sympathetically styled double glazed sash windows the front. Attractively offered chain free and with a long lease, a keenly priced first time buy or rental investment.

Situated on Boston Rd on the corner of Studley Grange Rd and ever popular 'Old Hanwell' near to pleasant canal side walks (just at the bottom of the road), green open spaces, including Elthorne park, good local pubs (including the local favourite Fox pub by the canal) plus a range of good local shops (including the new Tesco's along the road) and eateries, all close at hand. Hanwell Mainline (for speedy access to The City and Heathrow, via the excellent Elizabeth Line) and Boston Manor (Piccadilly Line) stations are both within easy walking distance. Various regular bus services are available via the Boston Rd and also along Hanwell Broadway (Uxbridge Rd). Also ultra convenient for the highly regarded Oaklands primary and Elthorne secondary schools, also within easy reach.

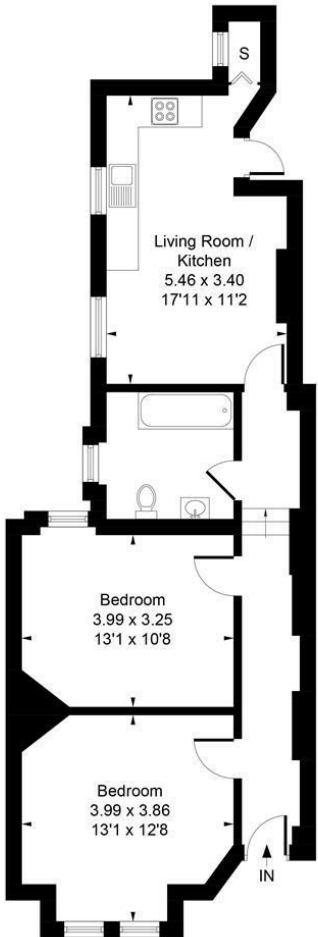


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Approximate Gross Internal Area
62.3 sq m / 671 sq ft

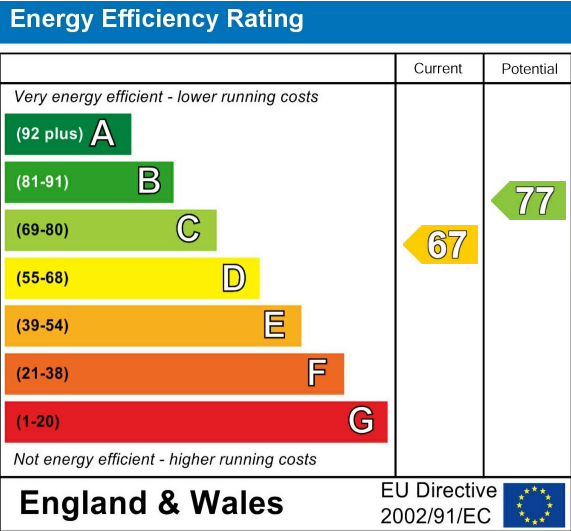


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
This plan is for illustrative purposes only and should be used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

Council Tax Band

C

Energy Performance Graph



Call us on

020 8567 3219

hanwellsales@sintonandrews.co.uk

www.sintonandrews.co.uk

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.