



**Leasehold / Maisonette**

**110, Boston Road**

**£325,000**

A spacious and well presented, good sized 2 bedroom lower ground floor period maisonette, with its own entrance and direct access to outside space, in this convenient location bordering popular Old Hanwell. Within easy reach of both Hanwell Station for the Elizabeth Line and Boston Manor Piccadilly Line tube station. Attractively offered chain free.

- Lower ground floor maisonette
- Own private entrance
- 2 double bedrooms
- Spacious living room
- Fitted kitchen area
- Modern bathroom
- Neutral decor and wood flooring
- GCH & D/G
- Use of front and rear gardens
- Long lease and no chain



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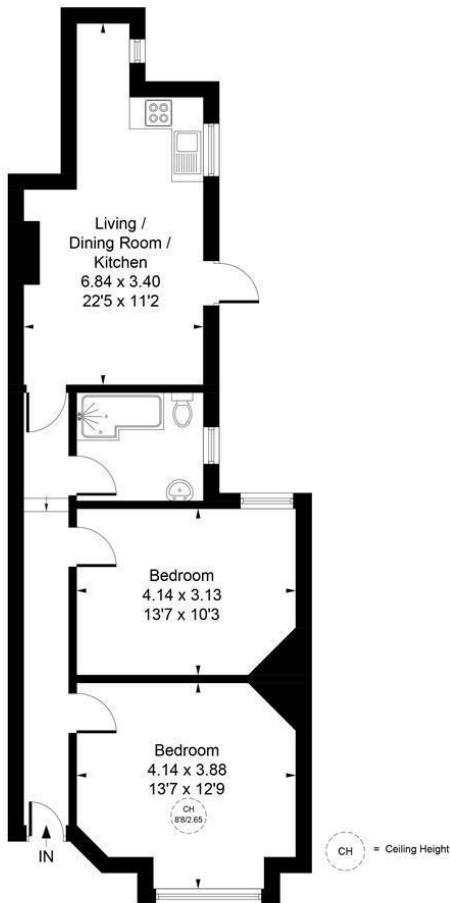
This lower ground floor, Edwardian period purpose built maisonette, boasts its own entrance and offers deceptively spacious and light accommodation. It features a deep hallway, 2 double bedrooms, family sized modern bathroom and an open plan living room, with a smart fitted kitchen zone, also with direct access to a good sized shared, paved rear West-facing garden with valuable rear access, along with use of the front garden. Well presented in a smart neutral decor throughout, complimented by wood flooring, warmed by GCH and full double glazing. Attractively offered chain free and with a long lease and keenly priced for a quick sale. An ideal 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 the highly regarded Oaklands primary and Elthorne secondary schools, also within easy reach.



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Approximate Gross Internal Area  
60.96 sq m / 656 sq ft

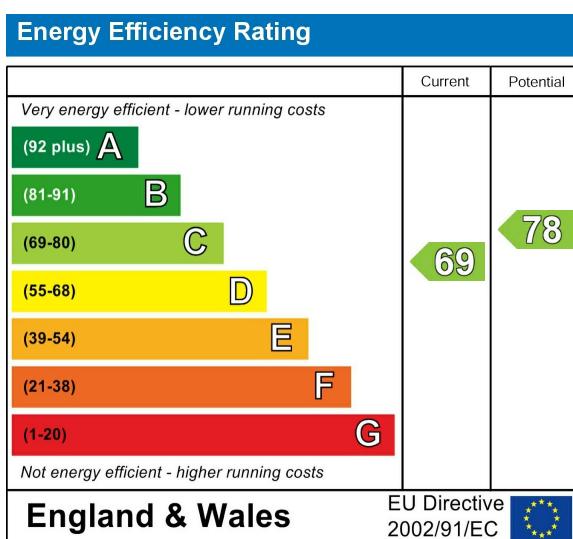


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.  
This plan is for illustrative purposes only and should be used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

**Council Tax Band**

**C**

**Energy Performance Graph**



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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.