



St. Margarets Road, London W7 2HF

welcome to

St. Margarets Road, London

This well presented, terraced family house situated on a quiet residential road in the popular "Olde Hanwell" has been recently redecorated throughout including, plastering, painting, new stairs and new hardwood floors. The house is moments away from The Fox and the Grand Union Canal. On the ground floor the property offers a front reception room with the original functioning fireplace, a rear extended kitchen & dining/family room with underfloor heating, bi-folding doors onto the rear garden and a generous four-piece bathroom. The first floor offers two double bedrooms & a Juliet balcony in the rear room, whilst the top floor, loft conversion offers a spacious main double bedroom with a Juliet balcony, offering fantastic green views, fitted built-in wardrobes and a bespoke, high spec, four-piece bathroom with LED lighting. Other benefits include a front garden, understairs storage, eaves storage, aluminium windows, centralised Nest smoke alarm system and a rear useful outbuilding which can be used as an office or multi room.

There are a variety of local, sought after primary and secondary schools including St Marks, Elthorne High & Oaklands, a good selection of renowned family gastro pubs such as, The Fox, The Green & The Emporium W7, local transport links and local sought after green open spaces such as Elthorne Park, Three Fields and the popular Boston Manor Park with its picturesque nature trail. There is also easy access to both West Ealing & Northfields high street.



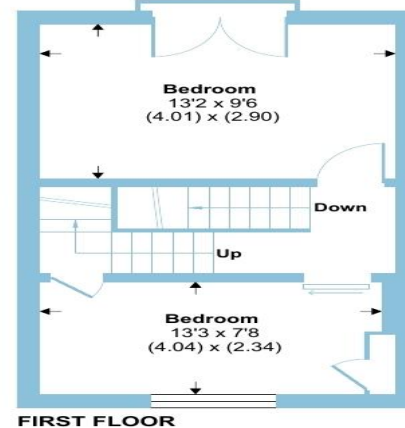
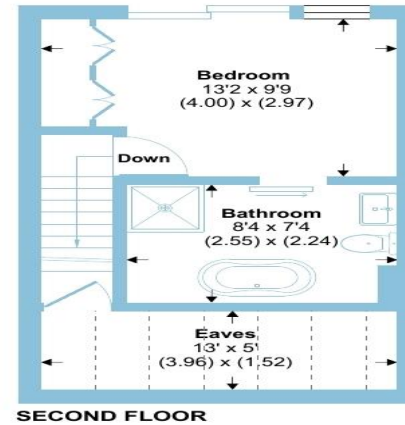
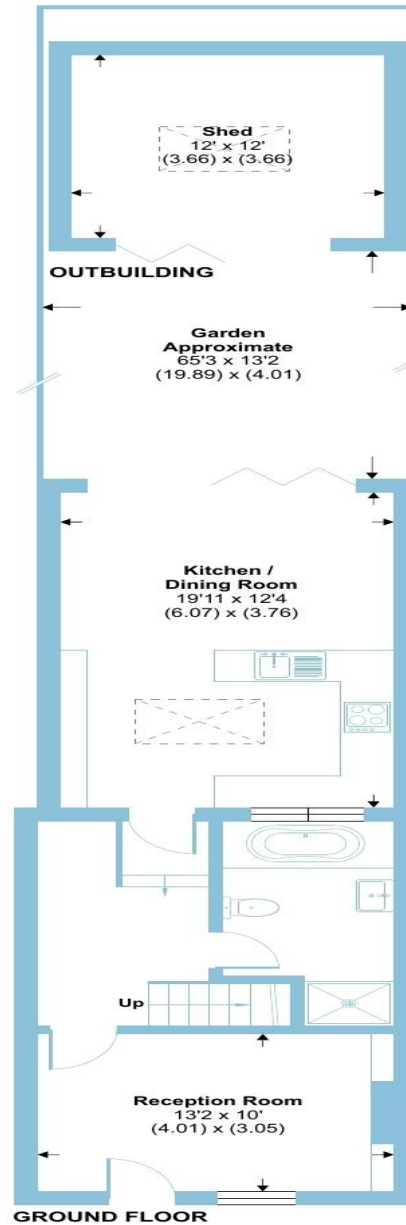
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Approximate Area = 1112 sq ft / 103.3 sq m
 Limited Use Area(s) = 72 sq ft / 6.6 sq m
 Outbuilding = 144 sq ft / 13.3 sq m
 Total = 1328 sq ft / 123.2 sq m

For identification only - Not to scale



Denotes restricted head height



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Barnard Marcus. REF: 1116043



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St. Margarets Road, London

- Well-presented, terraced family home situated in the popular Olde Hanwell
- Three double bedrooms & two large four-piece bathrooms
- Front reception room & rear extended kitchen & dining room
- Front & rear garden + a Juliet balcony with green aspect views.
- Useful understairs & eaves storage & rear outbuilding

Tenure: Freehold EPC Rating: C

Offers in excess of £775,000

This terraced family house situated on St. Margaret's Road in Olde Hanwell, offers three bedrooms, two bathrooms, a rear outbuilding and great useful storage. Please call the Ealing branch today to arrange a viewing!



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL108969



Property Ref:
EAL108969 - 0006

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