



£425,000

St Marks Road, Hanwell, W7



- One Bedroom
- Share Of Freehold
- Opportunity To Park
- Private Rear Garden
- First Floor
- Option To Extend STPP

Offering 585 sq ft of living accommodation, an impressive, share of freehold, 1 bedroom, first floor, garden flat, located in the very popular area of Olde Hanwell with views onto the Sandy Park. The accommodation comprises of a shared entrance hall, large lounge with ample space for a dining table, recently installed kitchen, double bedroom, modern bathroom and loft space with the opportunity to convert STPP. The property also has a shared front drive and side access with an option to park and secluded south facing garden with socialising space and cabin which is insulated and has power, Wi-Fi and underfloor heating (option to work from home). Situated close to the Grand Union Canal and the popular Fox pub, the property is in a great school catchment and within easy access to Hanwell Station (Elizabeth Line) and Boston Manor Station (Piccadilly line), excellent road networks, great bus routes and good shopping facilities.

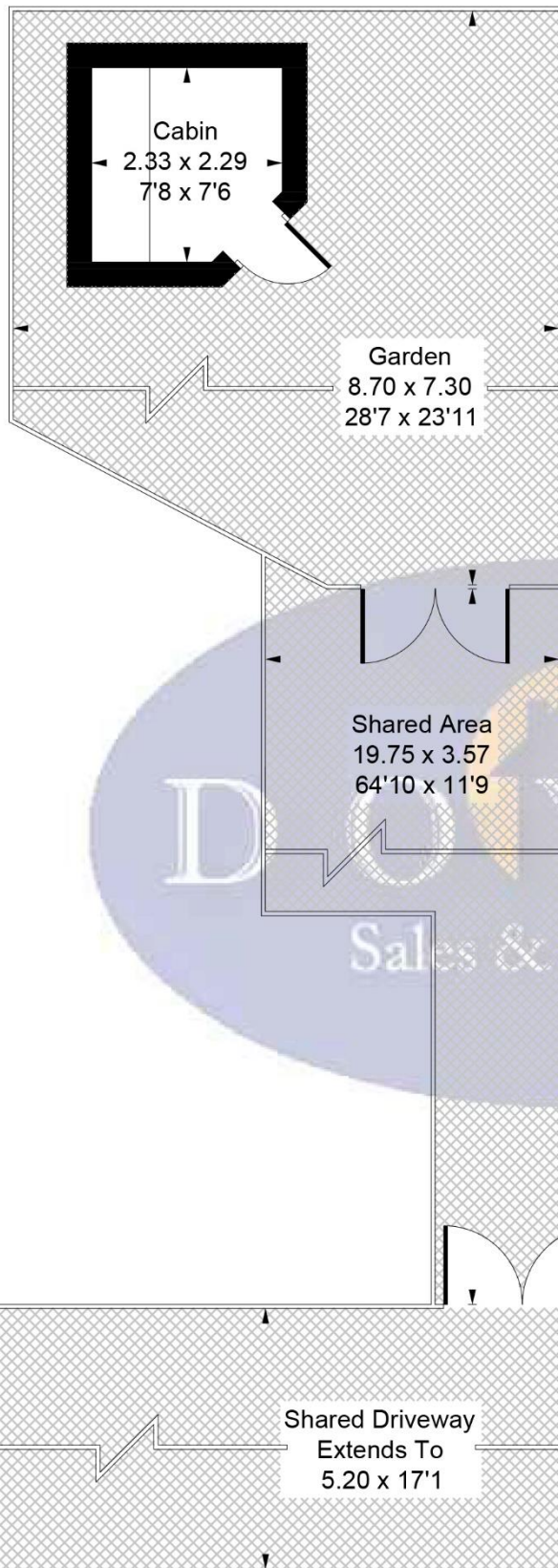


St Mark's Road, London, W7 2PN

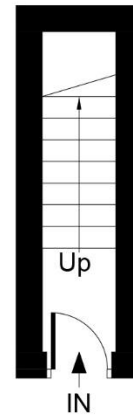
Approximate Gross Internal Area = 54.31 sq m / 585 sq ft

Cabin = 5.21 sq m / 56 sq ft

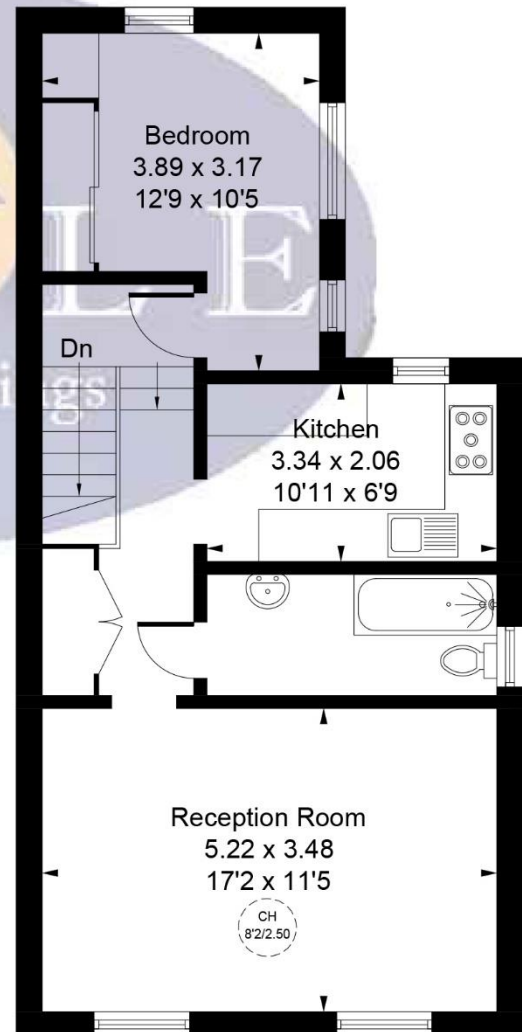
Total = 59.52 sq m / 641 sq ft



CH = Ceiling Height



Ground Floor
3.29 sq m / 36 sq ft



First Floor
51.02 sq m / 549 sq ft

(Not Shown In Actual Location / Orientation)

Ground Floor

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.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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EPC Rating D

