



£399,950

Church Road, Hanwell, W7



- 2 Bedrooms
- 522 Sq Ft
- Shared Garden
- Own Entrance
- Close To Elizabeth Line
- Chain Free

Chain free, refurbished and immaculately presented, 2 bedroom, ground floor, purpose built maisonette, with shared garden only minutes from Hanwell station. The property comprises own entrance, hallway with extra storage, lounge with exposed an brickwork feature wall, fitted kitchen, 2 bedrooms and family bathroom. Added benefits with this delightful property is the abundance of natural light, high ceilings and direct access to a shared garden, which the owners have more storage, with shingles and paving slabs and easy to maintain. Situated within a short walk to Hanwell station (Elizabeth line), Church Road is perfect for local shops, bus routes, parks and road networks. Service charge inclusive of ground rent - currently £2965 pa - Lease length – 986 years



Church Road, W7

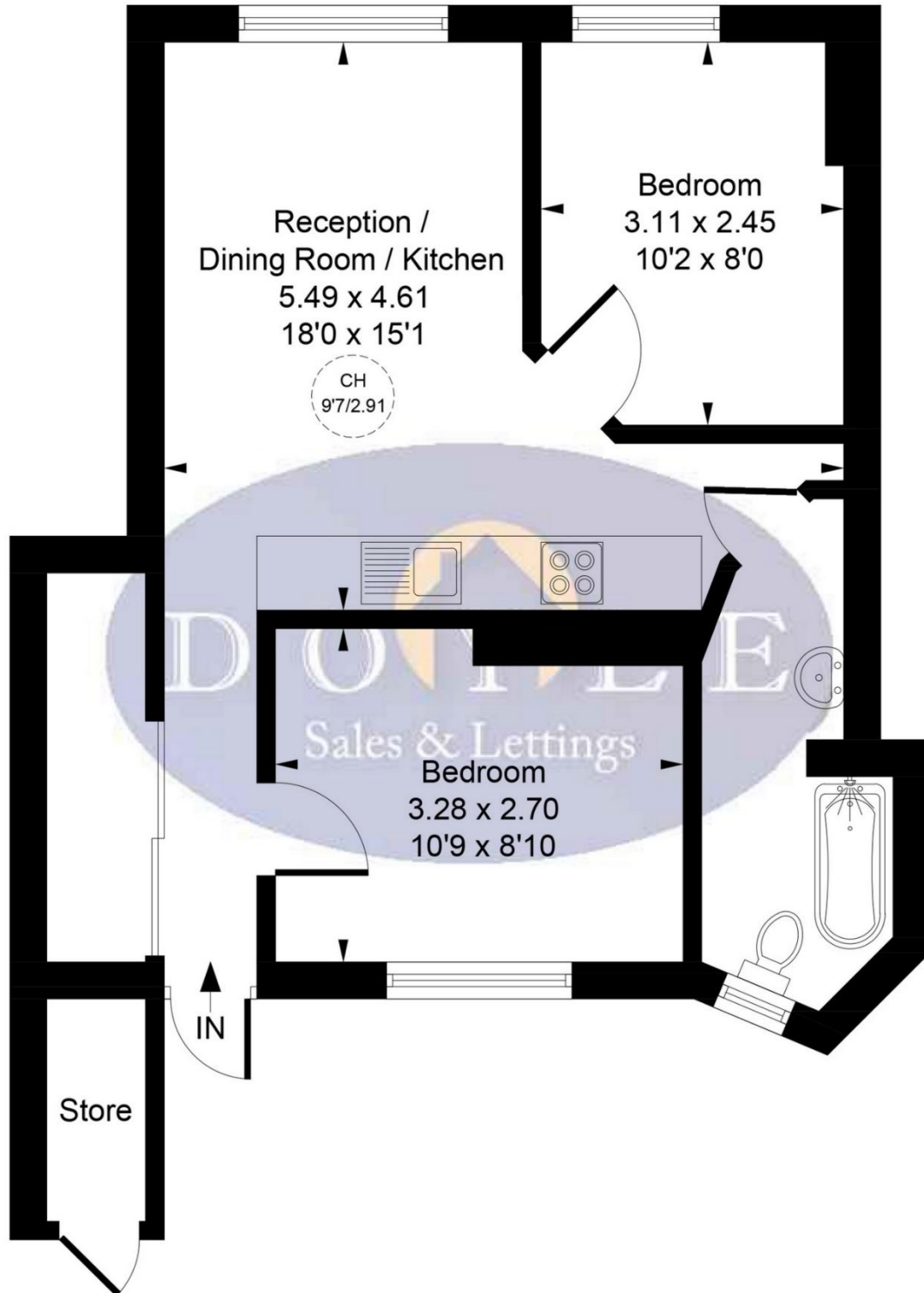
Approximate Gross Internal Area = 47.0 sq m / 506 sq ft

Store = 1.44 sq m / 16 sq ft

Total = 48.44 sq m / 522 sq ft



CH = Ceiling Height



Ground Floor

47.0 sq m / 506 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.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

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

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
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.
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.
Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Graph

