



**£515,000**

**Elthorne Park Road, Hanwell, W7**



- 2 Double Bedrooms
- Over 800 Sq Ft
- Master En Suite
- 2 Bathrooms
- Excellent Condition
- Close To Piccadilly Line

A stunning and spacious, converted, 2 double bedroom, apartment, arranged over 2 floors and only a short walk to Boston Manor station. This impressive property certainly has the wow factor and offers a very high-quality finish, neutral décor, an abundance of natural light throughout and benefits from a long lease. The accommodation boasts over 800 sq ft and comprises shared entrance hall, stairs to first floor, 16'0 x 13'3 bay aspect front lounge, double bedroom, luxury bathroom, separate kitchen with built in appliances and the loft hosts the main bedroom with separate shower room. Situated within a short walk to Boston Manor station (Piccadilly line) and within reach of West Ealing station (Elizabeth line) and perfect for, excellent schools such as Fielding and Elthorne Park High, bus routes, parks, road networks and shopping facilities.



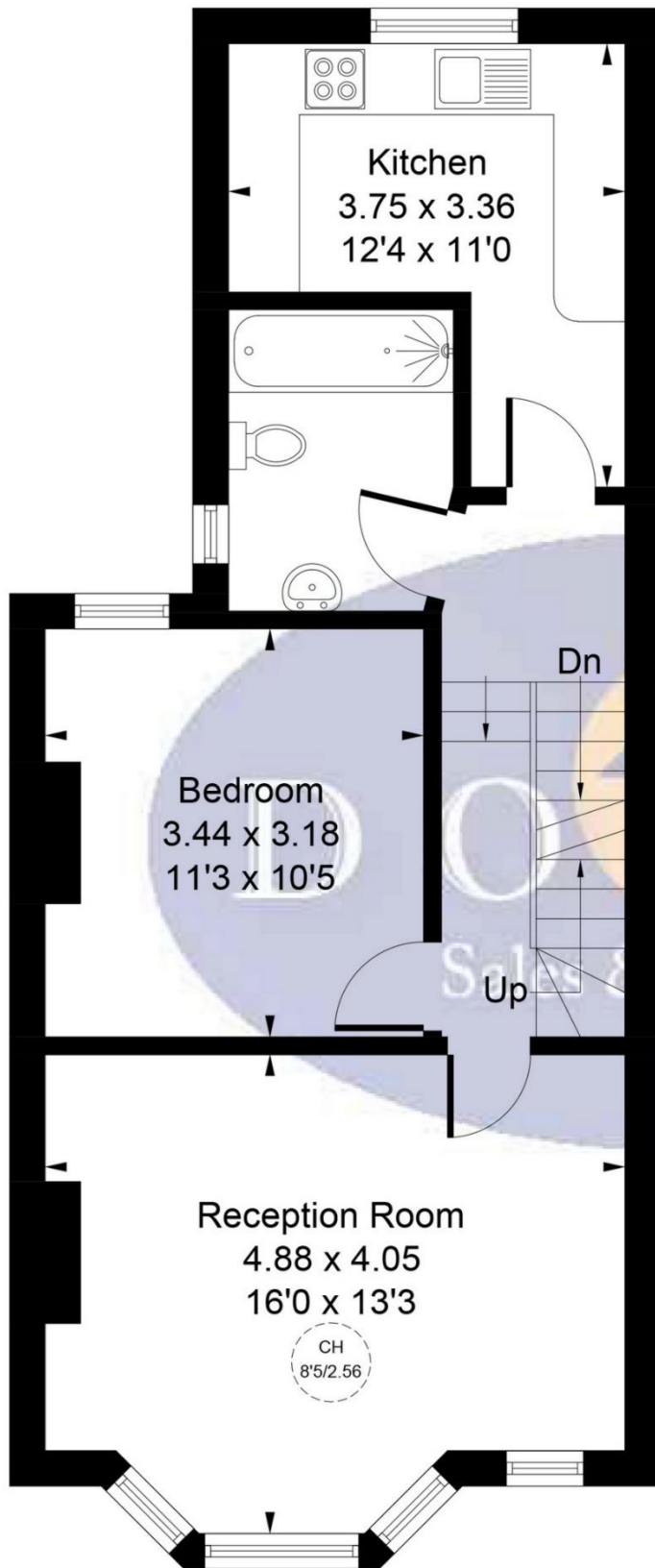


# Elthorne Park Road, London, W7 2JB

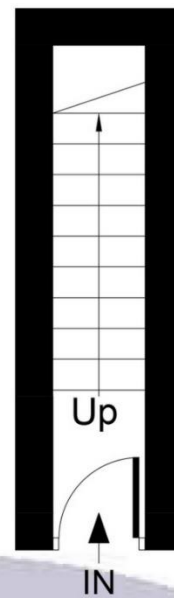
Approximate Gross Internal Area = 72.65 sq m / 782 sq ft

Reduced Headroom = 2.80 sq m / 30 sq ft

Total = 75.45 sq m / 812 sq ft



**First Floor**  
**52.10 sq m / 561 sq ft**



**Ground Floor**  
**3.00 sq m / 32 sq ft**

CH = Ceiling Height

= Reduced headroom  
below 1.5m / 5'0



**Second Floor**  
**17.55 sq m / 189 sq ft**  
**Reduced Headroom**  
**2.80 sq m / 30 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.

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Map



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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.

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