£400,000 Offers Over
Rosebank Road, Hanwell, W7



- 2 Double Bedrooms
- Garage & Off Street Parking
- Own Entrance
- Close To Elizabeth Line
- Close To Elizabeth Line
- Private Garden

A rarely available, two bedroom first floor maisonette, on a prime corner plot in idyllic Olde Hanwell and features private garden and valuable garage. Enjoying its own entrance, the property comprises stairs to first floor, a bright spacious living room, a dual-aspect kitchen/breakfast room, 2 double bedrooms and family shower room. Complete with a valuable garage, driveway parking, own garden and low outgoings this property will tick a lot of boxes. The lifestyle on your doorstep on Rosebank Road is perfect to enjoy weekends strolling along the local canal paths, visiting the eco-playground at Sandy Park, or dropping into the neighbourhood's beloved local pub, The Fox. Excellent local schools like St Marks are within walking distance, and superb transport links-including the Elizabeth Line at Hanwell and the Piccadilly Line at Boston Manor-make commuting

effortless.
Lease 96 years Service charge NILL Ground Rent £75p/a

Rosebank Road, Hanwell, W7











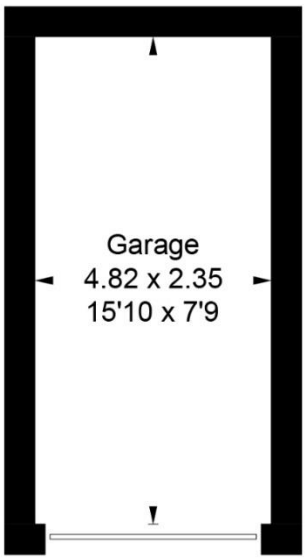






Rosebank Road, W7 2EN

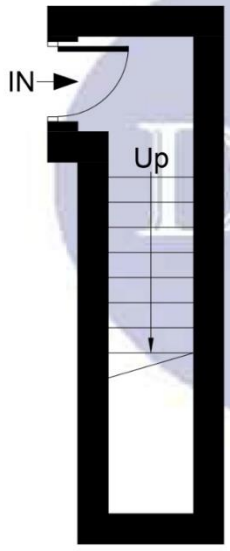
Approximate Gross Internal Area = 62.99 sq m / 678 sq ft
Garage = 11.61 sq m / 125 sq ft
Total = 74.60 sq m / 803 sq ft



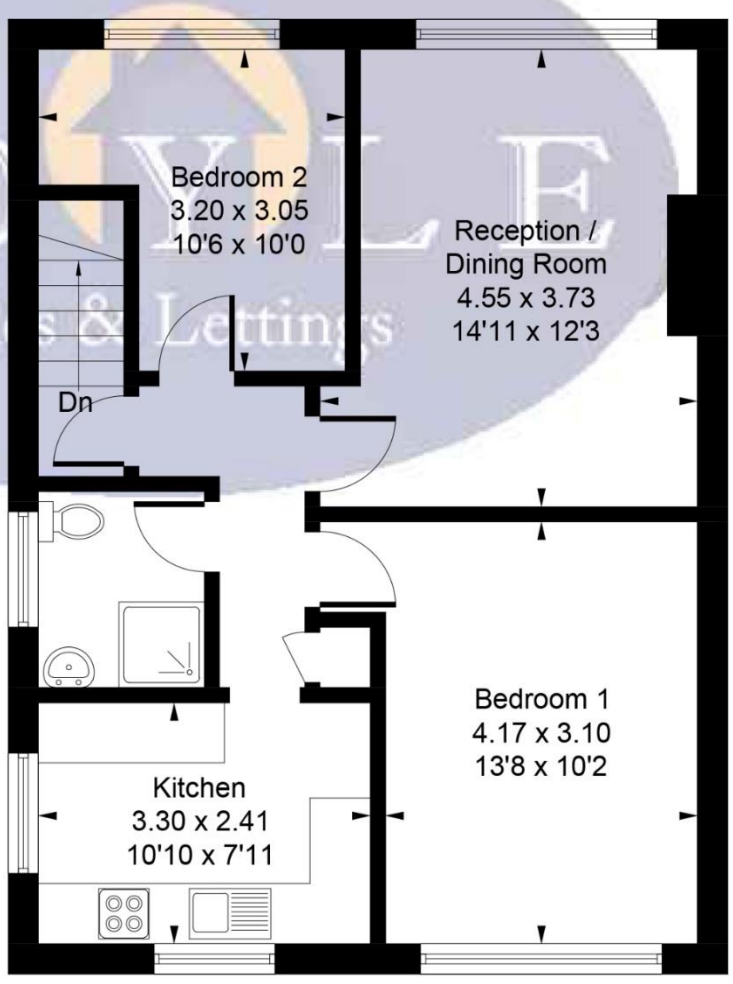
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor
4.48 sq m / 48 sq ft



First Floor
58.51 sq m / 630 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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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.

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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EPC Rating C



