



barnard marcus

Sarsen House, Middle Road, London, W7 3FR

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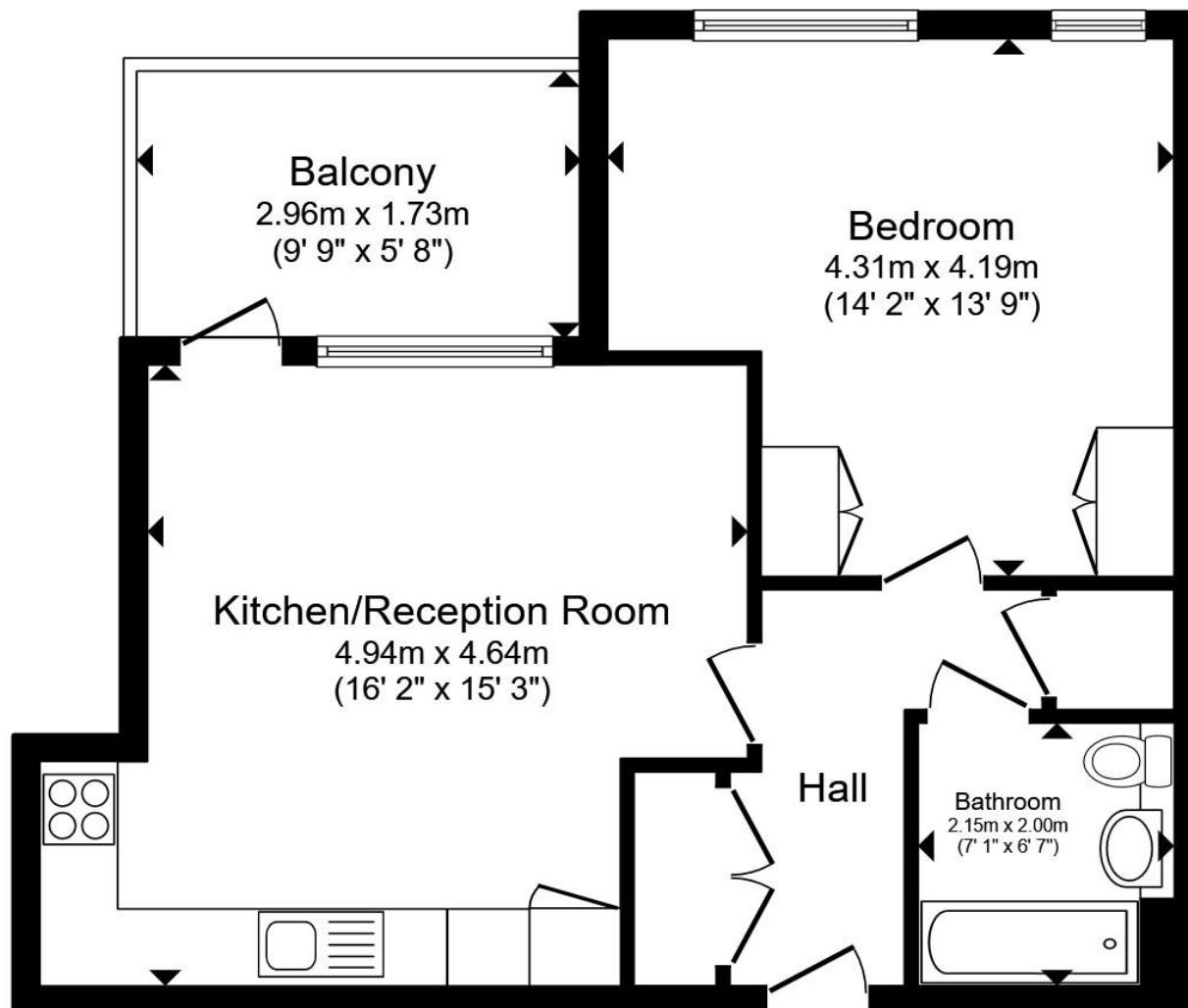
Welcome to

Sarsen House, Middle Road, London

An immaculate, turn-key modern fourth floor apartment flat offering great internal specification, set within a newer built development Hanwell square, situated in the heart of Olde Hanwell. The property feels brand new throughout, beautifully presented, impeccably maintained, and ready for its next owner with no updating required. Just a short walk from local amenities and excellent transport links, it offers both convenience and contemporary living. The flat features a stylish open plan kitchen and living area with integrated designer appliances and direct access to a private balcony terrace, perfect for relaxing or entertaining. a double bedroom with two large windows creating an abundance of natural lighting, views and two built in wardrobes, and a contemporary family bathroom. Other benefits include a hallway useful storage cupboard, a 997-year lease remaining, new home warranty, a 24-hour concierge, residents' gym, resident's lifts, and secure video entry system.

The area provides an excellent range of local amenities including cafes, shops, Tesco Express, and a selection of renowned family friendly gastro pubs such as The Fox, The Green, and 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 trails. There is also easy access to both West Ealing & Northfields high street.





4th Floor

Total floor area 53.0 m² (571 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Sarsen House Middle Road, London

- Immaculate, fourth floor apartment situated in Olde Hanwell
- The building is under 3 years old (with new home Warranty)
- Onsite 24-hour concierge & residents Gym
- Lifts and secure intercom system
- 997-year lease remaining

Tenure: Leasehold EPC Rating: B

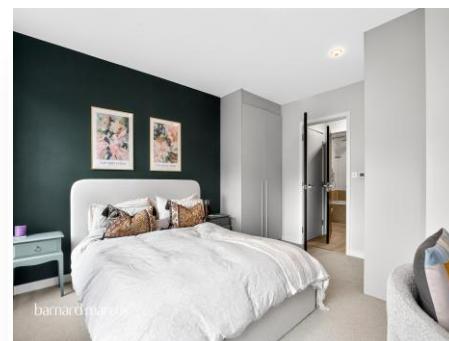
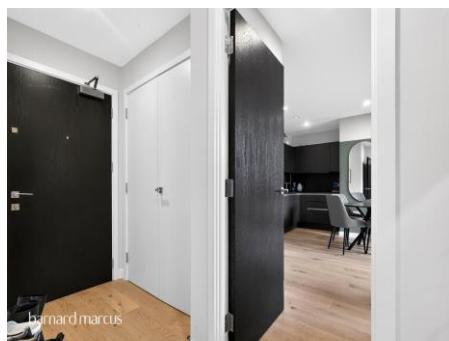
Council Tax Band: C Service Charge: 2629.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

This fourth-floor apartment situated in the Hanwell square, a newer modern development in the heart of Olde Hanwell, offering location, style and a vibrant living lifestyle, the property benefits from a long lease, a private balcony, and an excellent selection of nearby transport links.

offers in excess of £375,000



view this property online barnardmarcus.co.uk/Property/EAL109866

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
EAL109866 - 0004

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