



barnard marcus

**Sarsen House, Middle Road, London, W7 3FR**



## ***Welcome to***

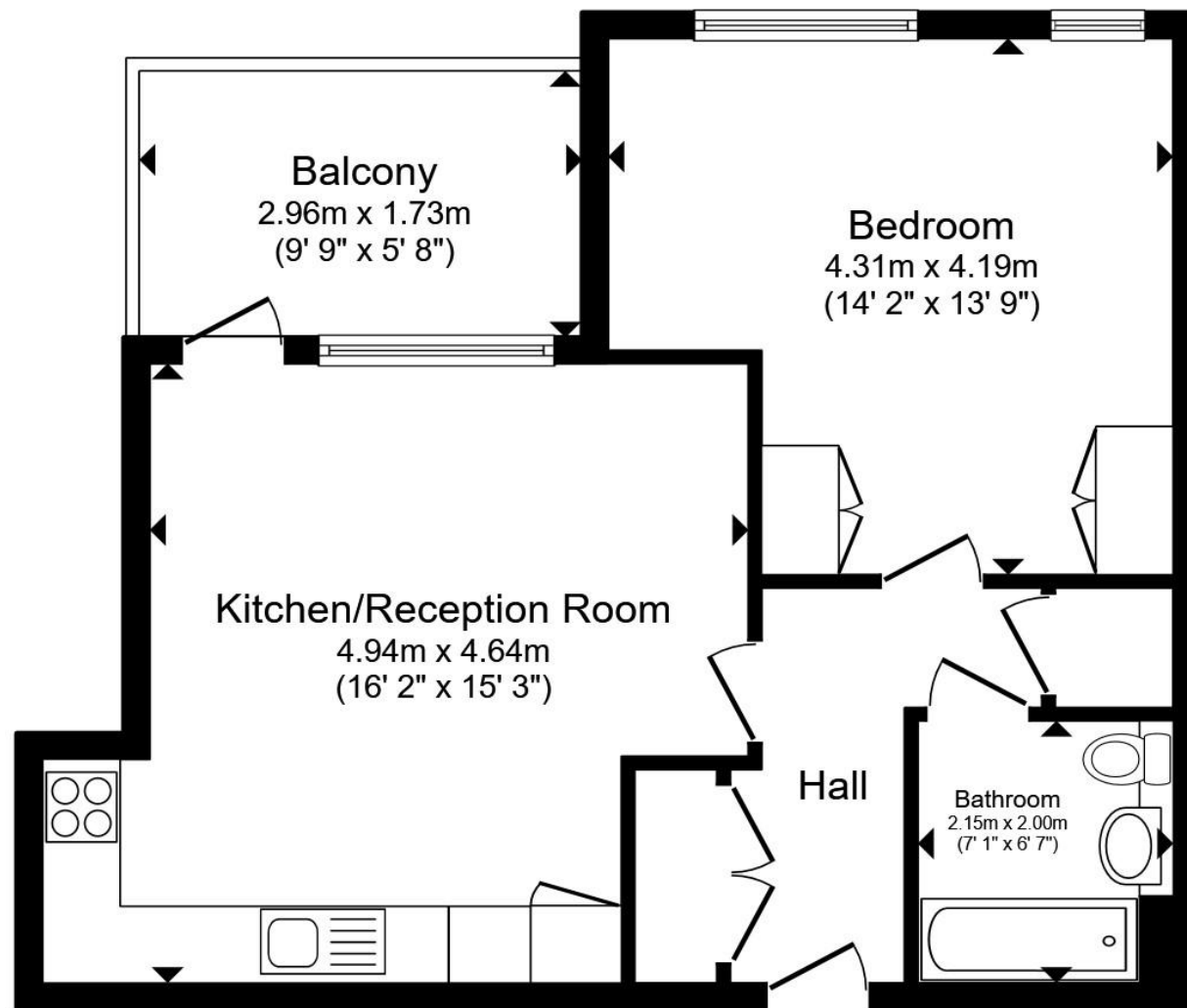
### **Sarsen House, Middle Road, London**

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 m<sup>2</sup> (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](http://www.propertybox.io)

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## **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**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/EAL109866](https://barnardmarcus.co.uk/Property/EAL109866)



Property Ref:  
EAL109866 - 0004

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