



2 Saren House, Cambridge Road, London, W7 3DU

Welcome to

2 Saren House Cambridge Road, London

This spacious, delightful second floor apartment in very good internal condition with a warm homely atmosphere, set within a gated development nestled in the heart of Old Hanwell, off circa 975 sq.ft of living space and is a short walk to local amenities, a variety of parks, the Grand Union Canal and good selection of local schools and transport connections.

The property offers a lengthy full-length hallway, a 23' bright & airy spacious open plan reception and modern kitchen room with integrated appliances, and with a full length wall windows and French doors creating an array of natural light, leading on to the very large private balcony with London views, we then have the main primary double bedroom with fitted wardrobes, second double bedroom also with fitted floor to ceiling wardrobes and a contemporary bathroom. Other benefits include a useful storage cupboard, secure gated allocated off-street parking, intercom, residents communal garden and a share of freehold.

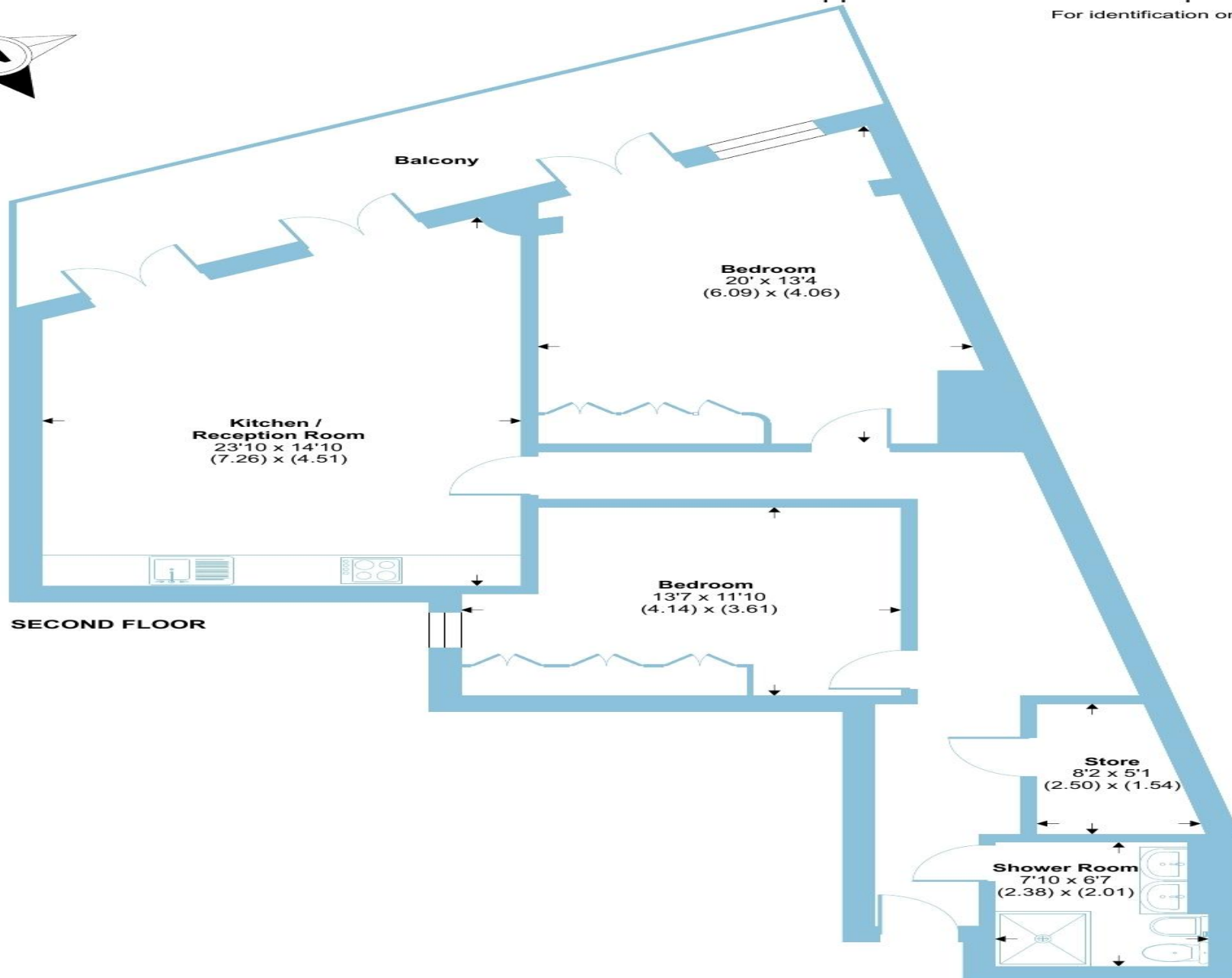
There are a variety of local sought after primary and secondary schools including St Marks, Elthorne High & Oaklands, a good selection of renowned family gastro pubs such as, The Fox, The Green & The Emporium W7, local transport links and local sought after green open spaces such as Elthorne Park, Three Fields and the popular Boston Manor Park with its picturesque nature trails. There is also easy access to both West Ealing & Northfields high street.



Cambridge Road, London, W7

Approximate Area = 975 sq ft / 90.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1384717

Welcome to

2 Saren House Cambridge Road, LONDON

- Second a gated development in Hanwell
- Two double bedrooms
- Circa 975 sq.ft of internal space
- Share of freehold
- Allocated parking space

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A second floor, apartment situated in Saren House in Olde Hanwell, offering great location and internal space. The property offers a bright & arty modern kitchen and reception room with doors onto the private terrace, two double bedrooms, gated allocated parking space and a share of freehold.

offers in excess of **£550,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109709



Property Ref:
EAL109709 - 0004

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



020 8579 5050



ealing@barnardmarcus.co.uk



55 The Mall, Ealing, LONDON, W5 3TA



barnardmarcus.co.uk