



Leslie
& Co.

BOSTON ROAD, HANWELL, LONDON, W7

Guide Price: **£475,000**



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About the property

What the owner loves:

I chose this flat because it instantly felt special: high ceilings, a bright open living space, and sunlight pouring in all day. The private garden at the back became my favourite retreat, and the nearby canal offered peaceful walks and some of my best memories here. With great transport links and beautiful parks close by, it's been a wonderful place to live.

Why we would buy this home:

This beautiful period conversion in the heart of Olde Hanwell offers a rare blend of classic Victorian charm and modern convenience, perfect for anyone looking to put down roots in a vibrant West London neighbourhood.

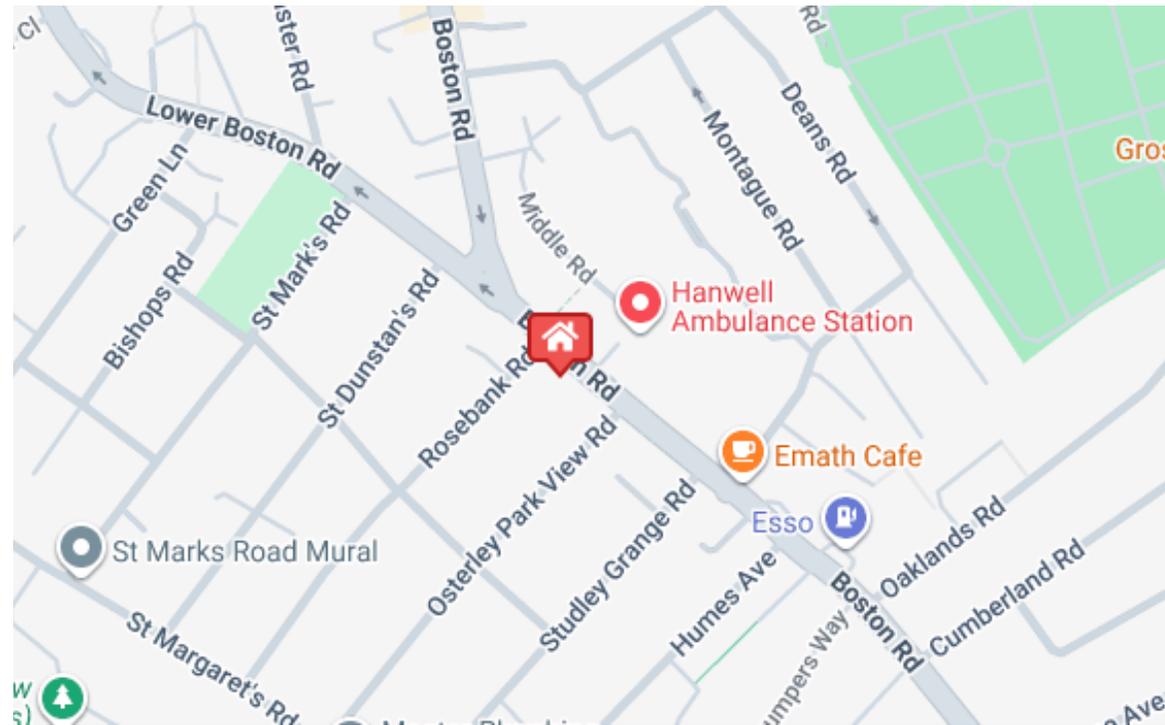
The expansive reception room is a real show-stopper - ideal for stylish living and entertaining, setting this home apart from typical apartments. With two double bedrooms and a well-equipped separate kitchen/dining room, the layout feels spacious and thoughtfully designed for everyday life. The property also comes chain-free and with a share of freehold, giving you more control and flexibility.

Key features

- Beautiful Period Conversion
- Private South-West Facing Garden
- Elegant Victorian Architecture
- Share of Freehold
- Wonderful Expansive Reception Room
- Two Double Bedrooms
- In the heart of 'Olde Hanwell'
- Close to Elizabeth Line
- Well-Equipped Separate Kitchen-Dining Room
- Chain-Free

Material information

- Tenure - Share of Freehold
- Council Tax Amount - £1814.24 (Band C)
- Guide Price - £475,000



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

