



**£325,000**

**Station Road, Hanwell, W7**



- One Double Bedroom
- Share Of Freehold
- Excellent Location
- Close To Elizabeth Line
- Own Entrance
- Chain Free

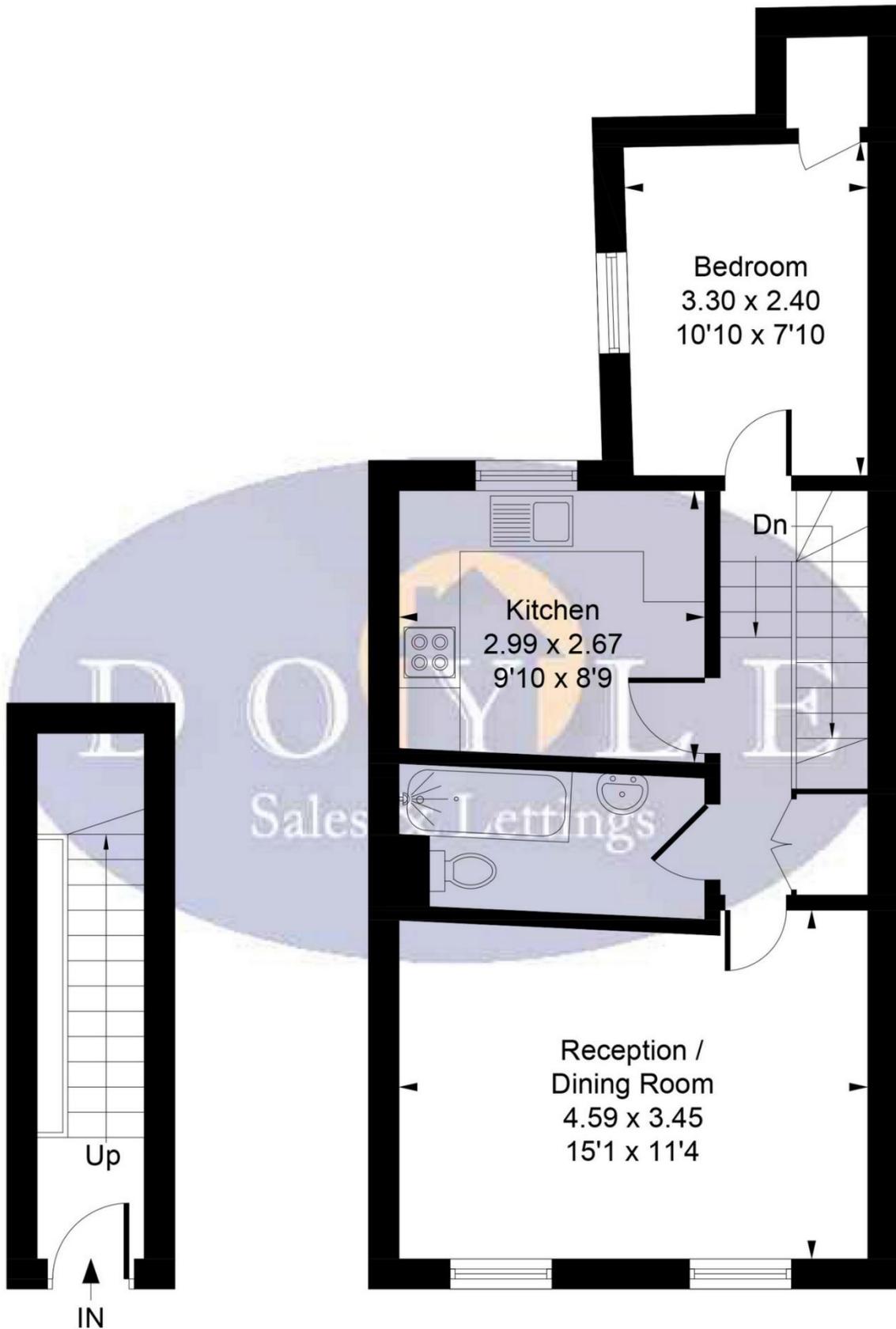
This charming one-bedroom first-floor maisonette on Station Road offers a rare blend of period character and modern connectivity in the heart of Hanwell W7. Boasting its own private entrance and the significant benefit of a Share of Freehold, the property features a bright reception room, separate eat-in kitchen, spacious double bedroom and bathroom. Further benefits from its potential to extend into the loft, subject to planning permission (STPP), offering scope to create additional living space and further enhance the property's value. Its prime location is a commuter's dream, situated just moments from Hanwell Station for seamless Elizabeth line access to central London and beyond. Residents can enjoy the "village feel" of the local area, with the independent shops of the Broadway and the green expanses of Brent Lodge Park only a short stroll away.

Council Tax Band C.



# Station Road, London, W7 3JD

Approximate Gross Internal Area  
49.47 sq m / 533 sq ft



**Ground Floor**

**5.63 sq m / 61 sq ft**

**First Floor**

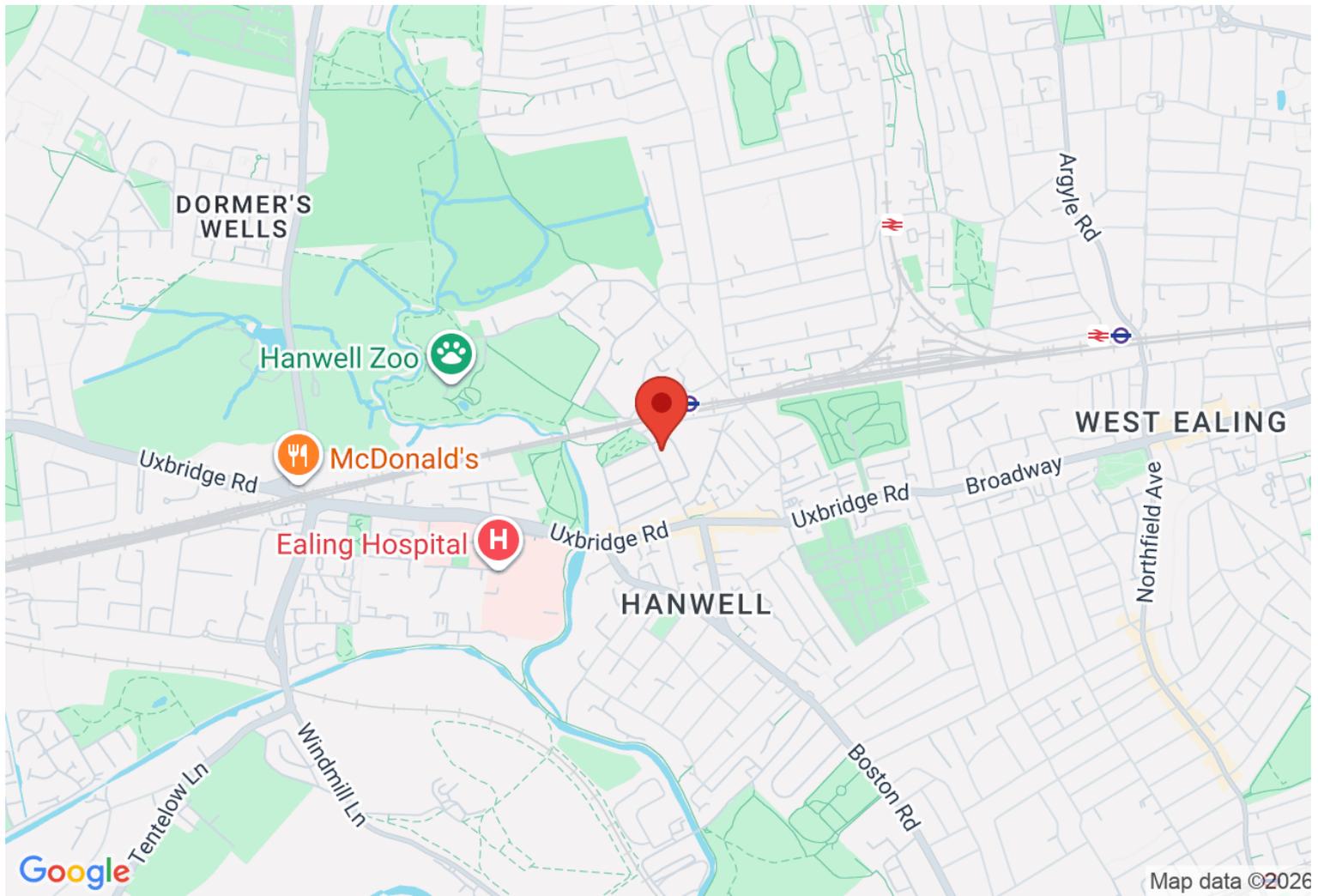
**43.84 sq m / 472 sq ft**

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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## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Graph

