

19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



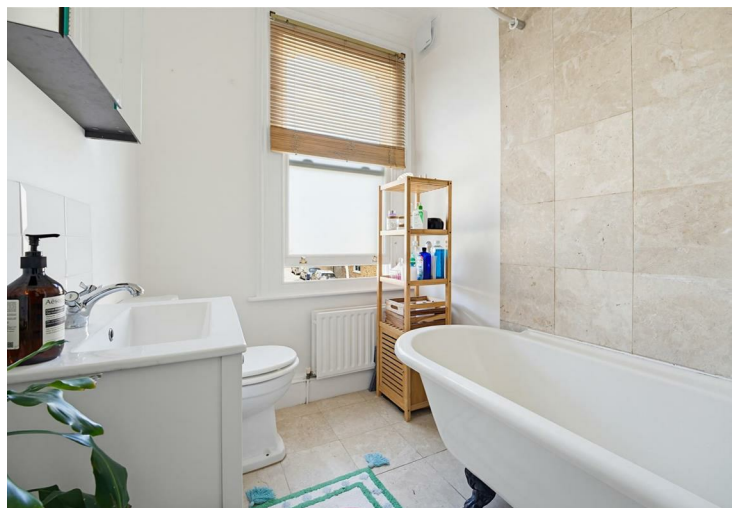
**Share of Freehold / Apartment**

**Osterley Park View Road, Hanwell**

**£400,000**

A bright, spacious and superbly presented 1 bedroom first floor flat, in the heart of ever popular 'Old Hanwell', with a good sized private South-facing garden, valuable bonus of off street parking and the security of a Shared Freehold and long lease.

- Spacious first floor conversion flat
- High ceilings
- Split level landing
- Light airy lounge
- Double bedroom
- Modern bathroom
- Kitchen/breakfast room
- Potential to extend
- Private garden & O/S/P
- Share of F/H & long lease



**Share of Freehold / Apartment**

# Osterley Park View Road, W7 2HG

Occupying the first floor of this handsome end-terraced Victorian period house, offering deceptively spacious accommodation including, a split-level landing with obvious potential for extension (loft fully demised to this flat), light and airy lounge (with high ceiling, attractive period fireplace, custom alcove shelving and stripped timber floor), double bedroom (with range of fitted wardrobes), modern but sympathetically styled bathroom (with roll-top bath and natural light), and a well equipped fitted kitchen/breakfast room with 'Shaker-style units and table space. Outside there is a good sized private garden enjoying a sunny Southerly aspect (with lovely mature flower beds and borders) and with side access (and with power for possible electric car charge point) adjoining a valuable off street parking space to the rear. Superbly presented throughout in a smart neutral decor with wood floors and fitted carpets, featuring GCH (combi-boiler), full double glazed, character sash windows (with custom window shutters front and back). Protected by a half share of freehold, along with a long (990 years)lease.

Situated at the top of this sought after residential road, just off Boston Rd, forming part of ever popular 'Old Hanwell.' Served by pleasant canal side walks, some lovely green open spaces, including Elthorne park and good local pubs and eateries (including the local favourite, Fox pub by the canal) plus a range of local shops (there is a new Tesco's within just a few minutes walk) are close at hand. Hanwell Mainline (for speedy access to The City and Heathrow, via the excellent Elizabeth Line) and Boston Manor (Piccadilly Line) stations are within easy walking distance . Various regular bus services are available via the Boston Rd and also along Hanwell Broadway (Uxbridge Rd) into Ealing Broadway.

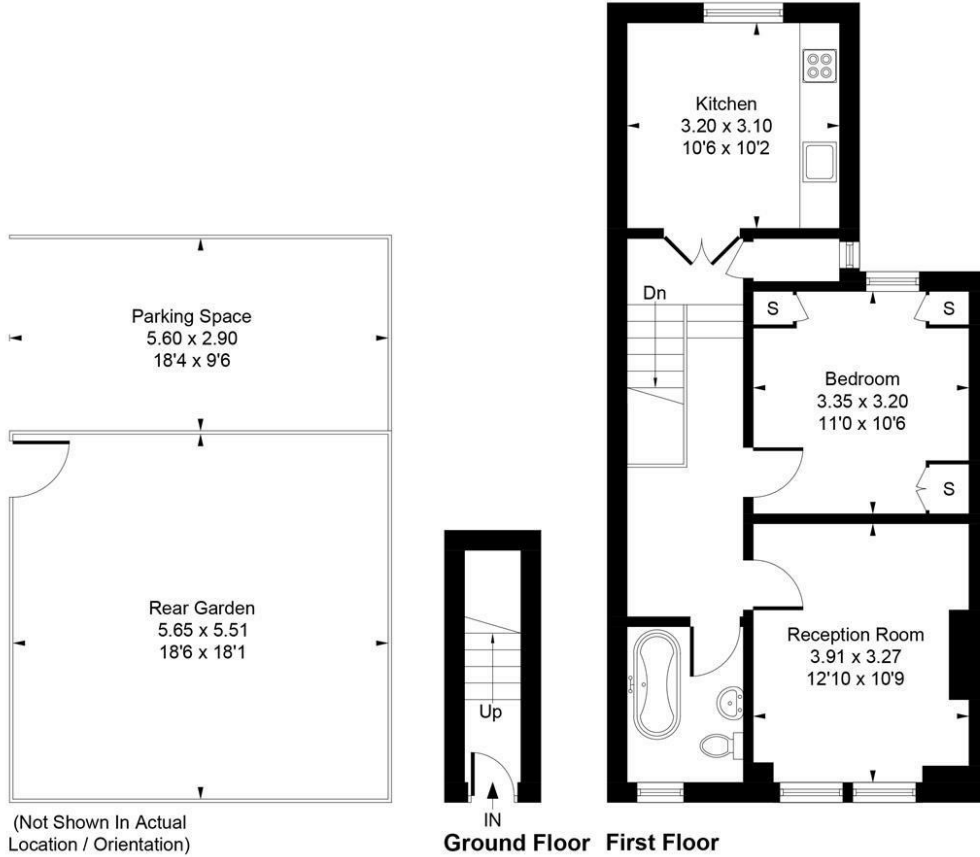


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**41A Osterley Park View Road, W7 2HG**

Approximate Gross Internal Area  
54.1 sq m / 582 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 purchase.  
Produced by [jcpicturestudio.com](http://jcpicturestudio.com)

Council Tax Band

**C**

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.