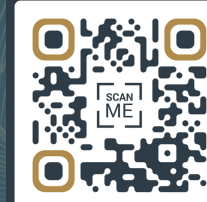




Leslie
& Co.

LOWER BOSTON ROAD, HANWELL, W7

Guide Price: **£425,000**



Leslie & Co





About the property

What the owners love:

This was the first home for both of us, and it's been an absolute joy to live here over the last four years - we've got engaged and married here, so it's been such a special chapter of our lives. I still remember first coming to view the flat, seeing the cute little garden and the sun beaming into the bedroom, and falling in love with it instantly because it just felt so homely.

We've loved the community feel here and having so much within a few minutes' walk. The local pubs have been favourites of ours, as have the little bakery, coffee shop and fish and chip shop around the corner. It's also been so handy having Tesco and Sainsbury's just a few minutes away. We're both into fitness, so we've loved having two Reformer Pilates studios and a gym nearby.

Being so close to the station has made commuting to work incredibly easy for both of us on the Elizabeth line, but it's also been great for quickly popping into central London to meet friends at the weekend.

Key features

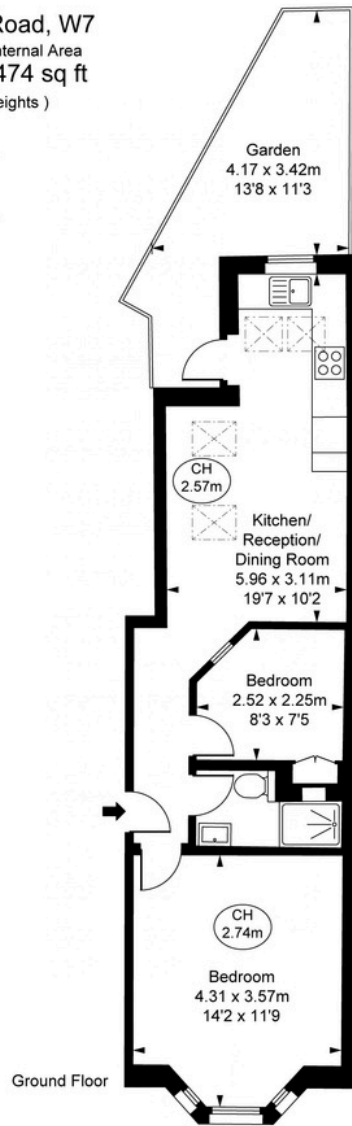
- Buyer information pack available
- Secure with Reservation or Deposit Agreement
- Stunning ground floor garden flat
- Beautiful expansive bedroom and additional guest room / office
- Gorgeous walled private garden
- Set within an imposing double-fronted period building
- Crafted to an uncompromising specification
- In the heart of Olde Hanwell
- Moments from the high-speed Lizzy Line
- Close to a lovely riverside area

Material information

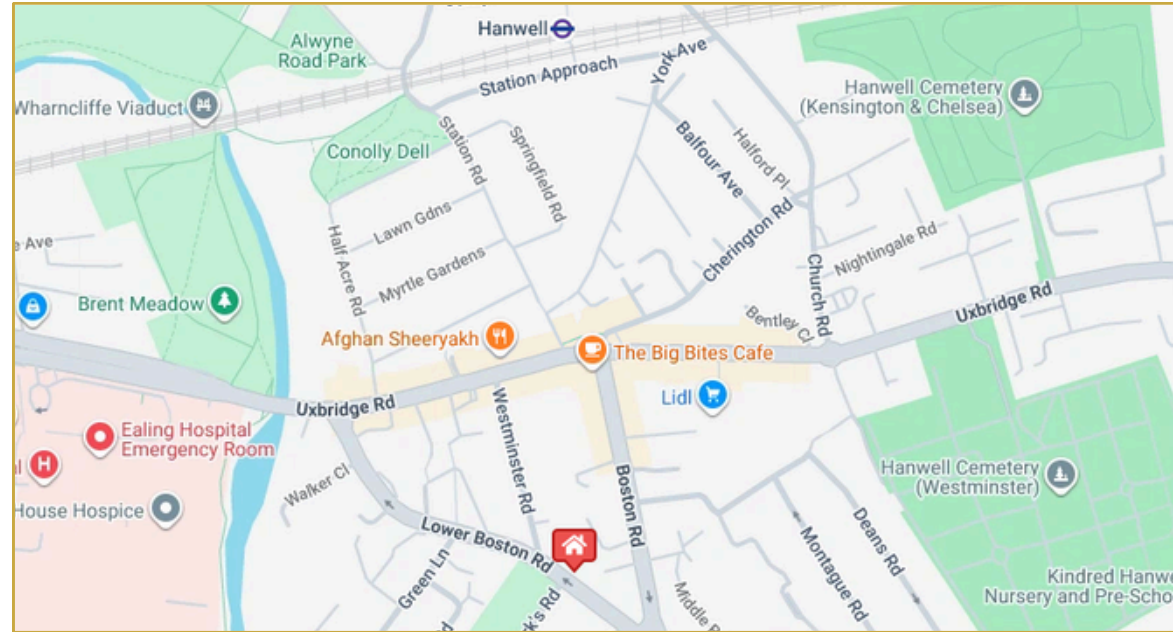
- Tenure - Leasehold
- Council Tax Amount - £1900.00 (Band C)
- Guide Price - **£425,000**
- Lease Start Date - 01/01/1982
- Lease Duration - 999 years
- Lease Years Remaining - 954 years
- Service Charge - £75.00 yearly
- Ground Rent - £25.00 yearly



Lower Boston Road, W7
Approximate Gross Internal Area
44.05 sq m / 474 sq ft
(CH = Ceiling Heights)



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
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Key Facts for Buyers



Buyer Information Pack

