



Leasehold / Apartment

Ground Floor Flat, 17 Osterley Park View Road, Hanwell, London, W7

A rarely available and superbly presented 1 bedroom ground floor garden flat, in the heart of sought after Old Hanwell, with a good sized South-facing garden and the security of a long lease.

- Ground floor garden flat
- Light and airy accommodation
- Double bedroom
- Open plan living room
- Fitted kitchen/breakfast room
- Modern bathroom
- Direct access to a good sized garden
- Superbly presented throughout
- Stripped timber floors
- Long lease, no service charges.



Leasehold / Apartment

Osterley Park View Road, W7 2HG

A rarely available ground floor garden flat, converted from this Victorian period semi, offering bright, spacious accommodation. It features a light and airy bay fronted double bedroom, with attractive custom window shutters and range of built in wardrobes, bright (South-facing) living room with open fireplace and alcove book-shelving, with French doors onto the garden and into a fitted kitchen/breakfast room and a modern bathroom with natural light. Outside there is direct access to a good sized (immediate) half section of a landscaped, low maintenance garden enjoying a sunny Southerly aspect and with valuable, secure side access. Smartly decorated in a neutral decor, complimenting original stripped and varnished timber floors, warmed by GCH and majority double glazing. Attractively offered with the security of a long (900plus year) lease and low outgoings, this is an attractive home or potential rental investment opportunity.

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.

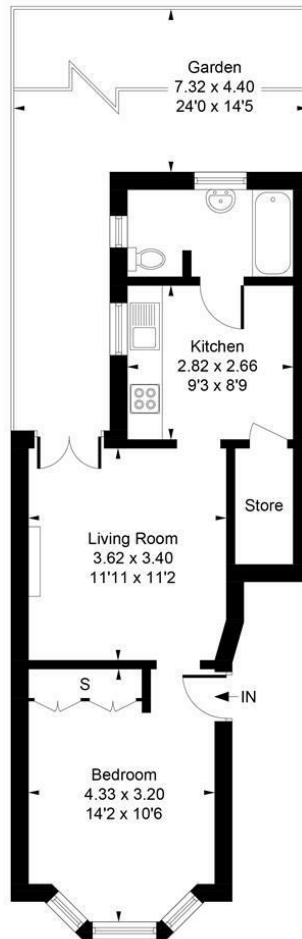


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Approximate Gross Internal Area
41.25 sq m / 444 sq ft



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.
Produced by jcphotographystudio.com

Council Tax Band

C

Energy Performance Graph

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

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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.