

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



**Freehold / House - Terraced**

**St. Margarets Road, Hanwell**

**£875,000**

A superbly presented and skillfully extended Victorian period house, with the bonus of a versatile 3 room cellar, a good sized West facing garden and enviable, far reaching views over the Grand Union canal towards parkland. Attractively offered with no onward chain.

- 3 bedrooms including a stunning loft conversion
- Bay fronted lounge with period fireplace
- Open plan fitted kitchen/family dining room, plus utility room
- G/f cloakroom, family bathroom and en-suite shower room
- Versatile 3 room cellar
- Good sized, low maintenance S/W facing garden
- Solid wood and original stripped floorboards
- Superbly presented throughout
- GCH, part D/G and rebuilt character sash windows
- Stunning far reaching views across the allotments, canal and green open spaces



**Freehold / House - Terraced**

# St. Margarets Road, W7 2HF

£875,000

This handsome, bay fronted Victorian 'Artisans home' (built circa 1880) offers deceptively spacious accommodation including living room with an attractive period fireplace, full-width fitted 'Shaker-style' kitchen/diner/family room (with a handy office corner) and opening to a raised conservatory/utility room with cloakroom. Upstairs there are 2 double bedrooms and a family sized bathroom on the first floor, with the third (master bedroom) in a stunning loft conversion with extensive built in wardrobes, a large en-suite shower-room (with a concealed walk in wardrobe/study) and offering wonderful far-reaching views across the allotments and the canal. Outside boasts a good-sized, landscaped for low maintenance, sunny South West facing garden (with secure rear access and backing allotments) and the rare bonus of a versatile 3 room cellar (potential home office/studio/workshop/gym/games room). Superbly decorated and impeccably presented throughout, featuring solid wood flooring, stripped floorboards and fitted carpets, character (rebuilt wooden) sash windows to the front, majority double glazing (including smart full height anthracite windows and balcony to the top floor) and gas central heating.

Situated on this West side of this sought after residential road, forming part of ever popular 'Old Hanwell.' Boasting enviable, far reaching views over the allotments and the Grand Union canal and across to lovely green open spaces. Immediately served by pleasant canal side walks, the popular St. Georges field 'The sandy park,' good local pubs (including the locals favourite, The Fox, a few minutes walk away, by the canal) plus a range of good local shops (including new Tesco, Sainsbury and Lidl supermarkets), all 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 both within easy walking distance. Various regular bus services are available via the Boston Rd and also along Hanwell Broadway (Uxbridge Rd). Also conveniently placed for the the highly regarded St. Marks primary and Elthorne secondary schools, both within easy reach.



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**94 St. Margaret's Road, W7 2HF**

Approximate Gross Internal Area  
146.61 sq m / 1578 sq ft

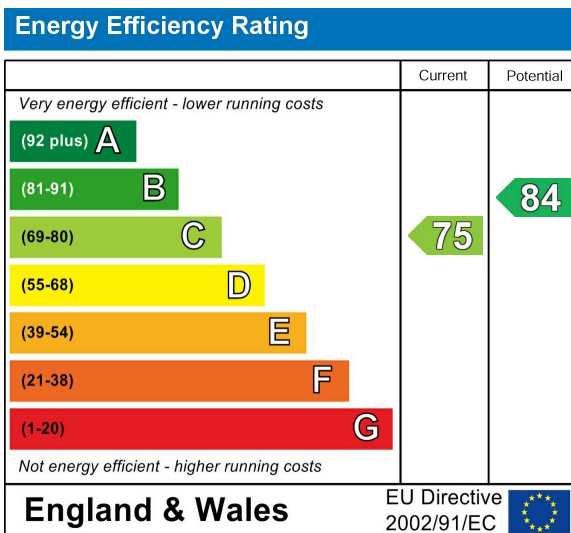


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Council Tax Band

**D**

Energy Performance Graph



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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.