



## Lower Boston Road, W7

£290,000

CASH PURCHASERS ONLY

A two bedroom flat set on the first floor of a period house with the potential for a loft conversion (subject to the necessary consents) and having a 60 year lease.

PLEASE NOTE THAT AN ACQUISITION FEE OF £15,000 PLUS VAT WILL NEED TO BE PAID BY THE PURCHASER.

The next door property has already carried out a loft conversion which has added another bedroom and bathroom to the existing flat.

Enquiries have been made to the freeholder regarding the cost of a lease extension and we are awaiting their response.

The property is located within easy reach of Hanwell station (Elizabeth Line) which offers quick access to Paddington Station.

Tenure - Leasehold HM Land Registry Title Number NGL598939

### Features

- 2 bedroom flat
- Potential for loft conversion
- 60-year lease
- Cash purchasers only
- Close to Elizabeth Line station

**47 Lower Boston Road, Hanwell, London W7 3TP**  
**Floor Plan**



**Ground Floor**

**First Floor**

Total area (approx.): 44.37 sq. m (477.5 sq. ft)



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