



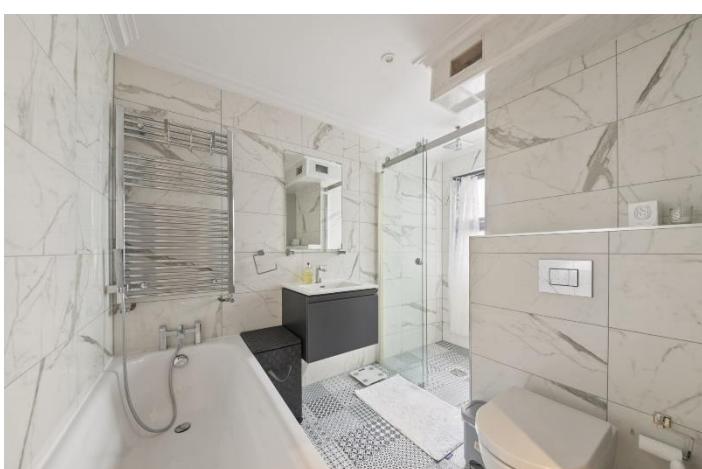
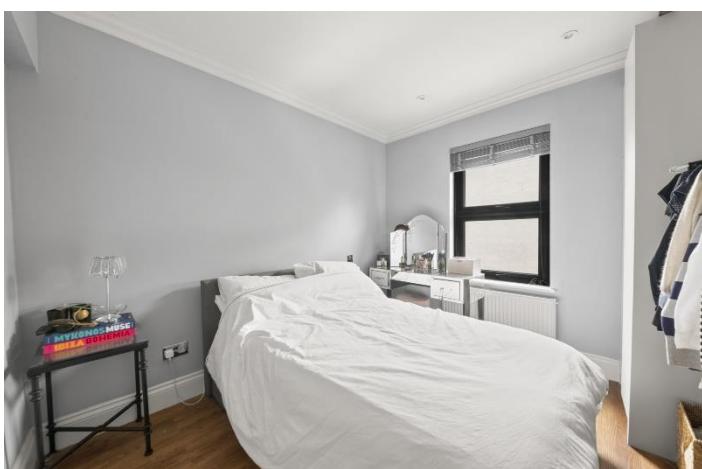
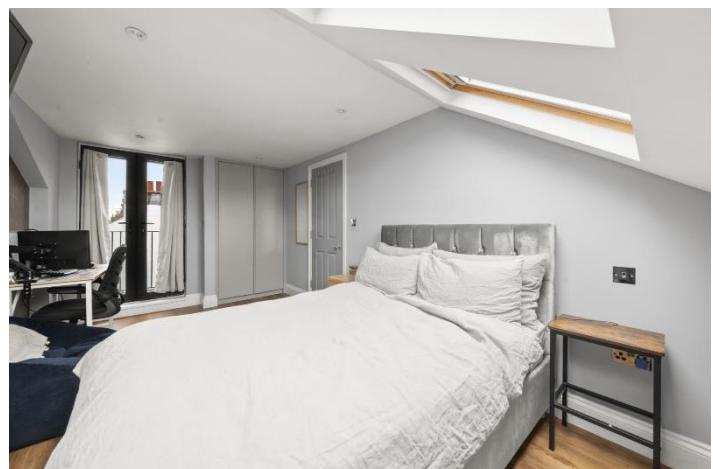
**£525,000**

## **Flat 2, Cambridge Road, Hanwell, W7**



- 3 Double Bedrooms
- Almost 900 Sq Ft
- Great School Catchment
- Excellent Transport Links
- Private Balcony
- Chain Free

A stunning, chain free, first floor, 3 double bedroom apartment with high-quality finish and decor throughout on a popular street in Hanwell. The first floor comprises a spacious open plan kitchen, diner and reception room with integrated appliances, double bedroom and family bathroom with bath and separate shower. The loft conversion boats a principal bedroom with a private southerly facing balcony and eaves storage, another double bedroom and shower room. Cambridge Road is situated close to parks, Grand Union Canal, popular Fox Public House and other local amenities. The property falls into great school catchments including Oaklands Primary School and Elthorne Park High School and within easy access to Hanwell Station (Elizabeth Line), Boston Manor Tube Station (Piccadilly line) and also benefiting from good road networks and bus routes.

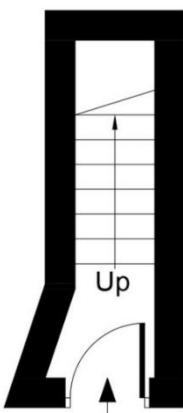


# Cambridge Road, W7 3PA

Approximate Gross Internal Area = 76.34 sq m / 822 sq ft

Reduced Headroom & Eaves = 6.52 sq m / 70 sq ft

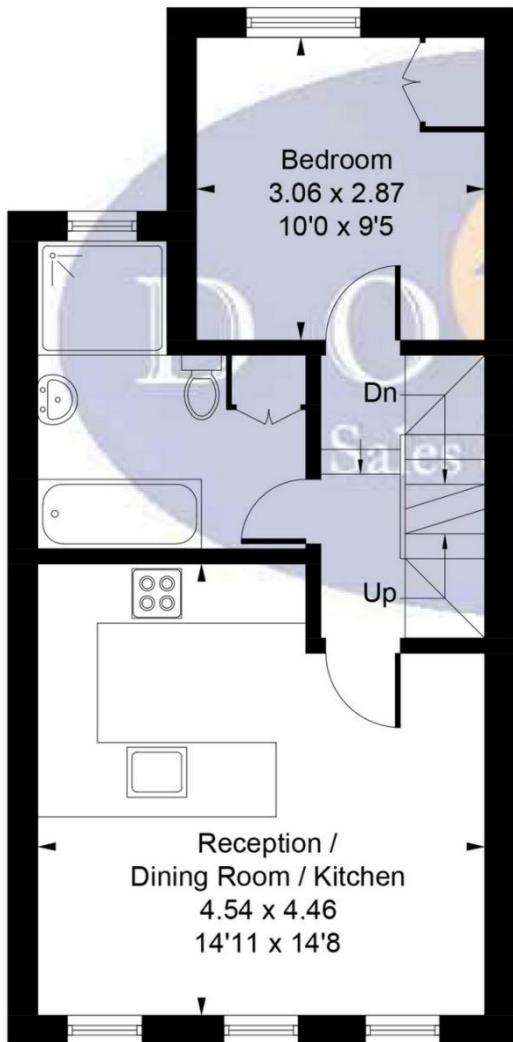
Total = 82.86 sq m / 892 sq ft



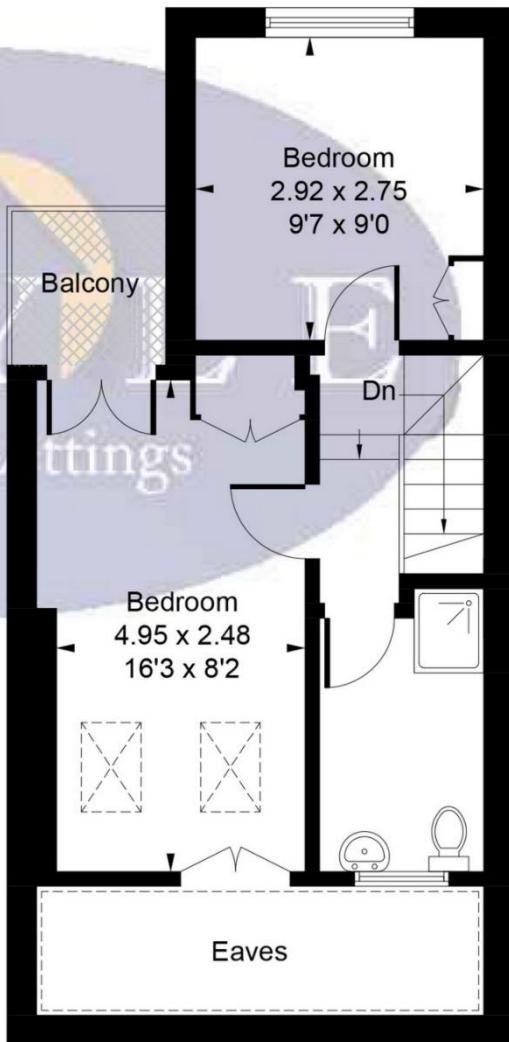
## Ground Floor

3.02 sq m / 33 sq ft

= Reduced headroom  
below 1.5m / 5'0



**First Floor**  
41.04 sq m / 442 sq ft



**Second Floor**  
32.28 sq m / 347 sq ft  
**Reduced Headroom & Eaves**  
6.52 sq m / 70 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.

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT   T: 020 8840 0171   E: info@doylesalesandlettings.co.uk   W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.

### EPC Rating C

