



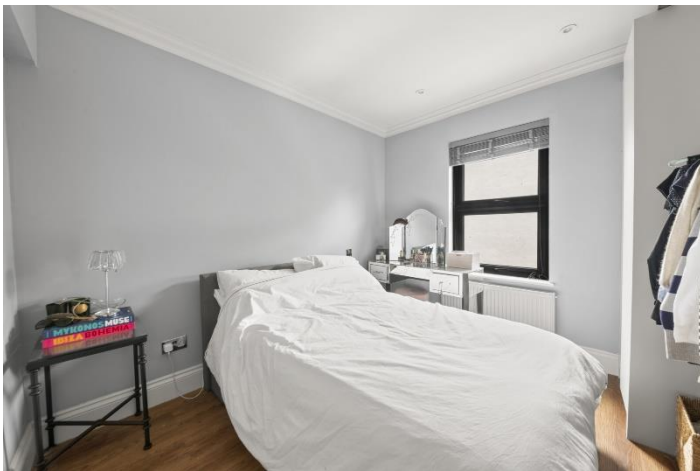
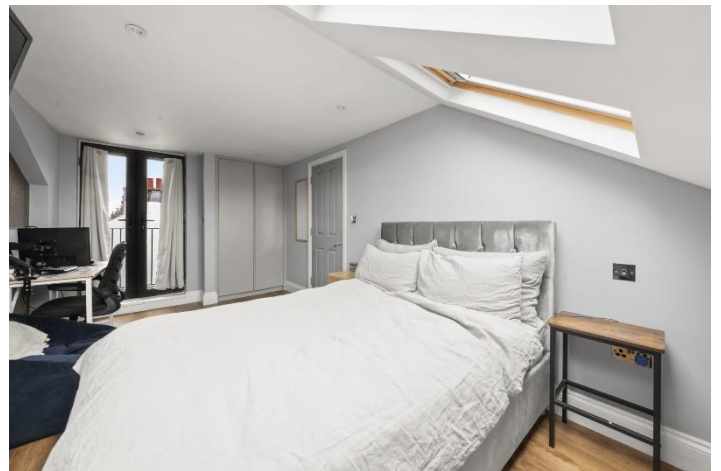
**£525,000**

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



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

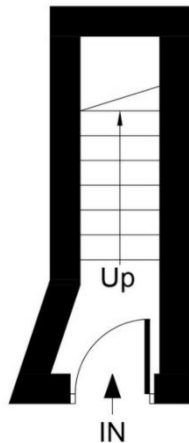


# Cambridge Road, W7 3PA


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

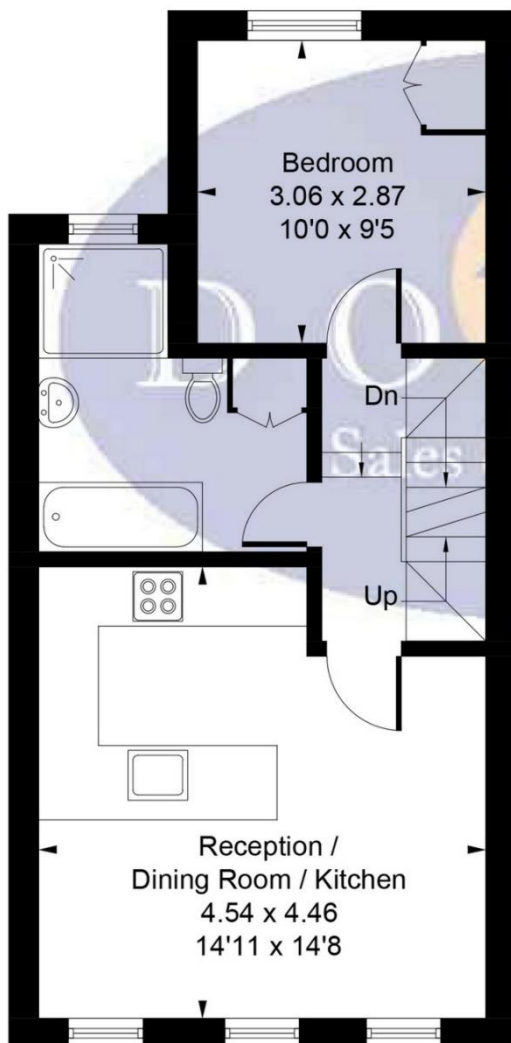
Reduced Headroom & Eaves = 6.52 sq m / 70 sq ft

Total = 82.86 sq m / 892 sq ft

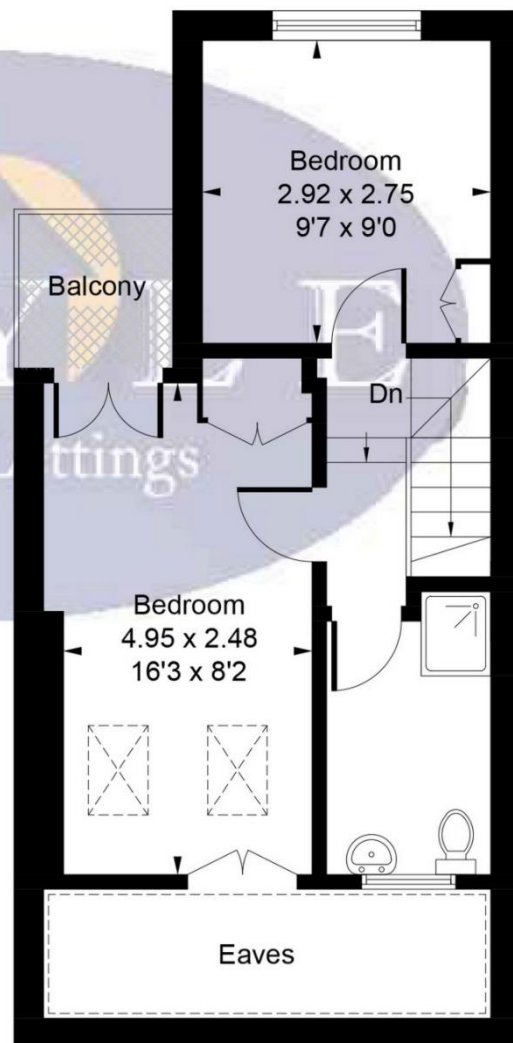


**Ground Floor**  
3.02 sq m / 33 sq ft

 = 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.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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EPC Rating C

