



barnard marcus

Boston Road, London, W7 2AA

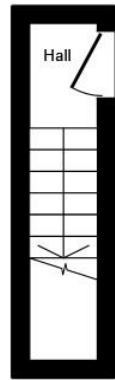
Welcome to Boston Road, London

This spacious first-floor maisonette, located in the heart of Hanwell with its own entrance door and a front garden, presents an excellent opportunity for those seeking a modern, move-in-ready home with a blend of privacy and convenience.

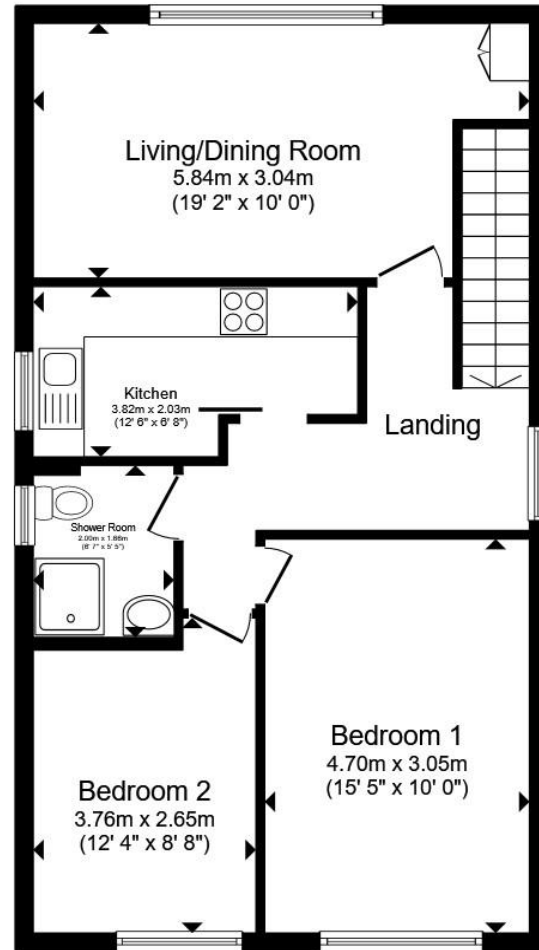
The property offers a bright & airy front reception/dining room with large windows with green park views, a separate new fitted modern kitchen, a main large double bedroom, a second double bedroom and a new showroom. Other benefits include double glazing throughout, a window in the landing bring in natural light, loft storage space, off street parking at the rear of the building and a very useful private garage which could be converted into an outbuilding.

The area provides an excellent range of local amenities including cafes, shops, Tesco Express, and a selection of renowned family friendly gastro pubs such as The Fox, The Green, and The Emporium W7, local transport links and local sought after green open spaces such as Elthorne Park, Three Fields, the popular Boston Manor Park with its picturesque nature trails, and a wide range of sought after outstanding schools. There is also easy access to both West Ealing & Northfields high street.

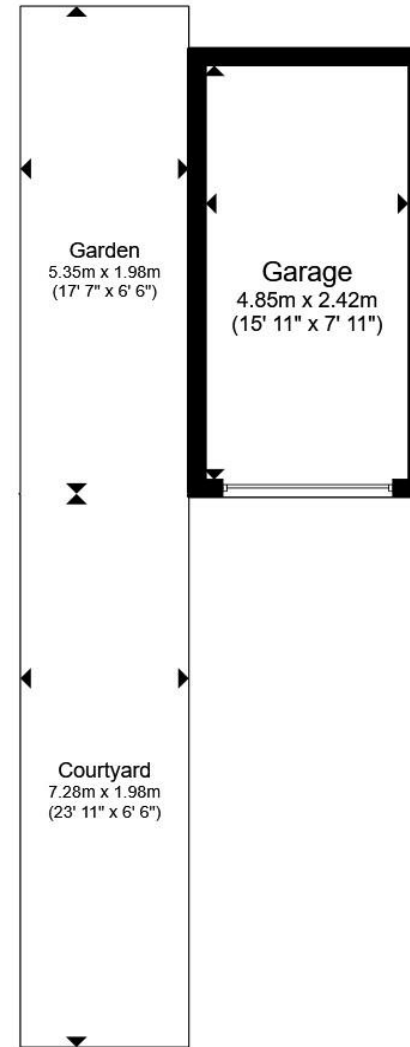




Ground Floor



First Floor



Outbuilding



Total floor area 78.3 m² (843 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Boston Road, London

- A recently refurbished first floor maisonette
- Two double bedrooms
- Front reception/dining room with park views
- Off street parking & a private garage
- New bathroom & New kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: 18.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A turnkey, first floor maisonette set behind the front garden on Boston Road, benefiting two double bedrooms, a new kitchen & shower room, off street parking and private garage. Please call the Ealing branch today for more information.

guide price **£525,000**



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109961



Property Ref:
EAL109961 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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