



## £375,000 Offers Over Green Lane, Hanwell, W7



- 1 Bedroom
- Private Rear Garden
- Share Of Freehold
- Popular Olde Hanwell
- Almost 500 Sq Ft
- Chain Free

A beautifully presented and well-maintained, chain free, ground floor conversion flat, offered in excellent condition throughout and located on the ever-popular Green Lane in the heart of Olde Hanwell. The accommodation comprises bright and spacious reception room, separate fully fitted kitchen with dining area, generous double bedroom and a modern bathroom. This charming home further benefits from a large private rear garden, share of freehold, useful storage and a well-balanced layout, ideal for comfortable day-to-day living. Green Lane is one of Olde Hanwell's most sought-after roads, known for its character and strong community feel, while being within easy reach of local amenities, green open spaces, the Grand Union Canal and excellent transport links including Hanwell (Elizabeth Line) and Boston Manor (Piccadilly Line), bus routes and road networks.




# Green Lane

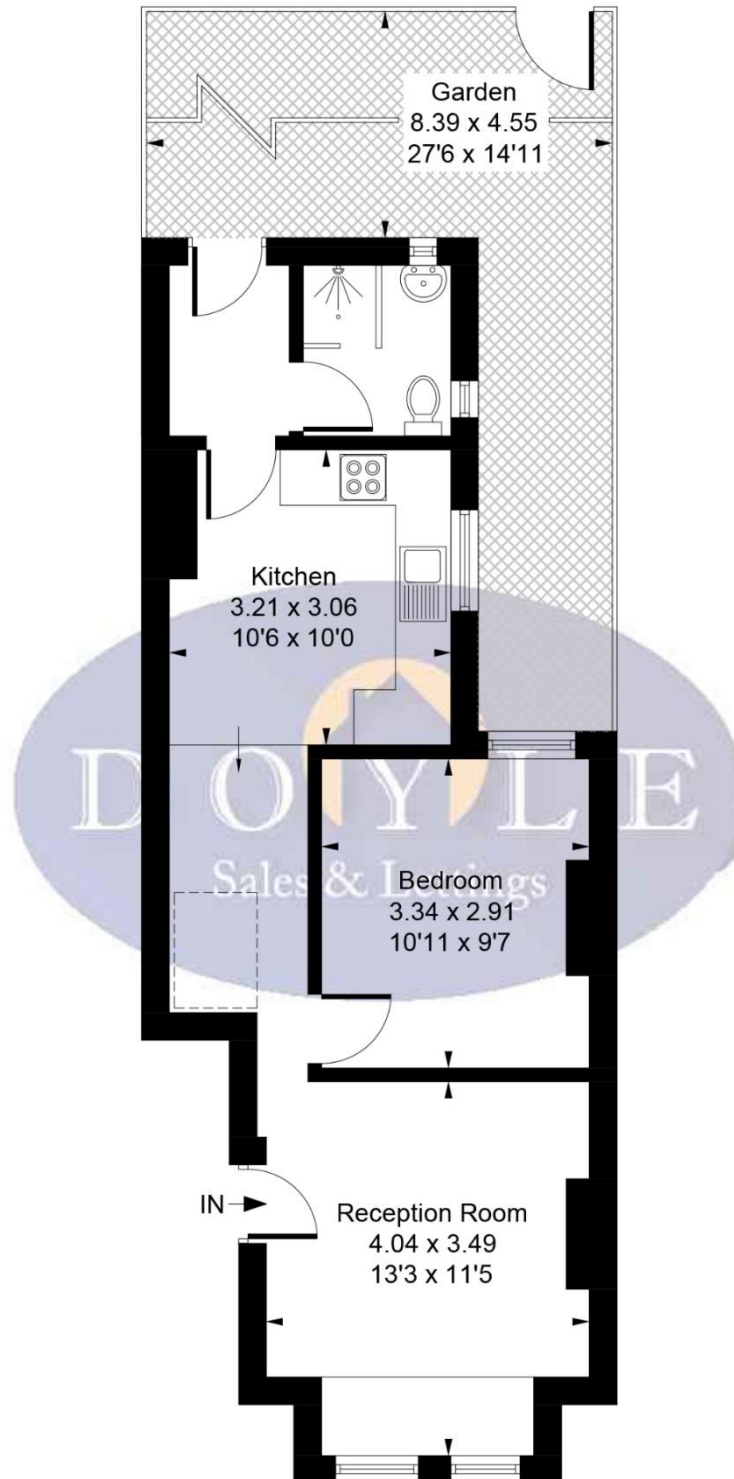
Approximate Gross Internal Area = 43.57 sq m / 469 sq ft

Reduced Headroom = 1.23 sq m / 13 sq ft

Total = 44.80 sq m / 482 sq ft



 = Reduced headroom  
below 1.5m / 5'0



**Ground Floor**

**43.57 sq m / 469 sq ft**

**Reduced Headroom**

**1.23 sq m / 13 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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## EPC Rating D

