



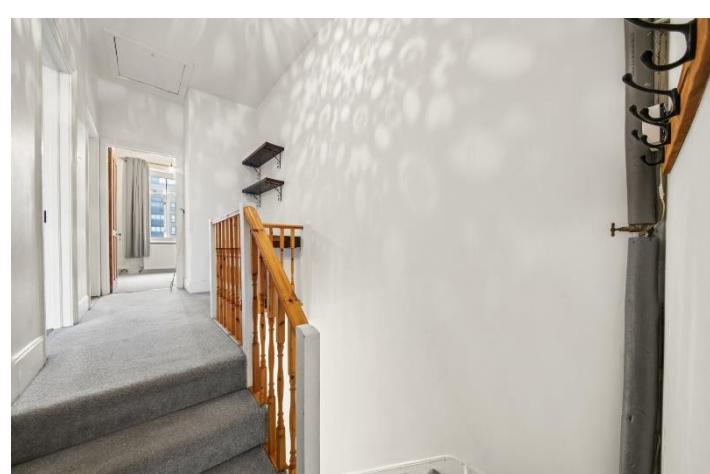
**£450,000**

**Boston Road, Hanwell, W7**



- Two Bedrooms
- First Floor
- Private Garden
- Excellent Transport Links
- 747 Sq Ft
- Chain Free

An impressive, chain free, 2 bedroom, first floor, garden flat with close to Elizabeth and Piccadilly lines. With 747 sq ft of living space, this stunning period property comprises entrance hallway, spacious front reception, large master bedroom, modern kitchen, second bedroom, marble family bathroom. Benefiting from chain free, period features and southerly facing private garden with side access and large shed. Boston Road is ideally located for Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, excellent schools, parks, canal, bus routes, road networks and shops.

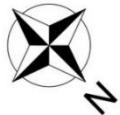


# Boston Road

Approximate Gross Internal Area = 69.40 sq m / 747 sq ft

Outbuilding = 6.08 sq m / 65 sq ft

Total = 75.48 sq m / 812 sq ft



(Not Shown In Actual Location / Orientation)

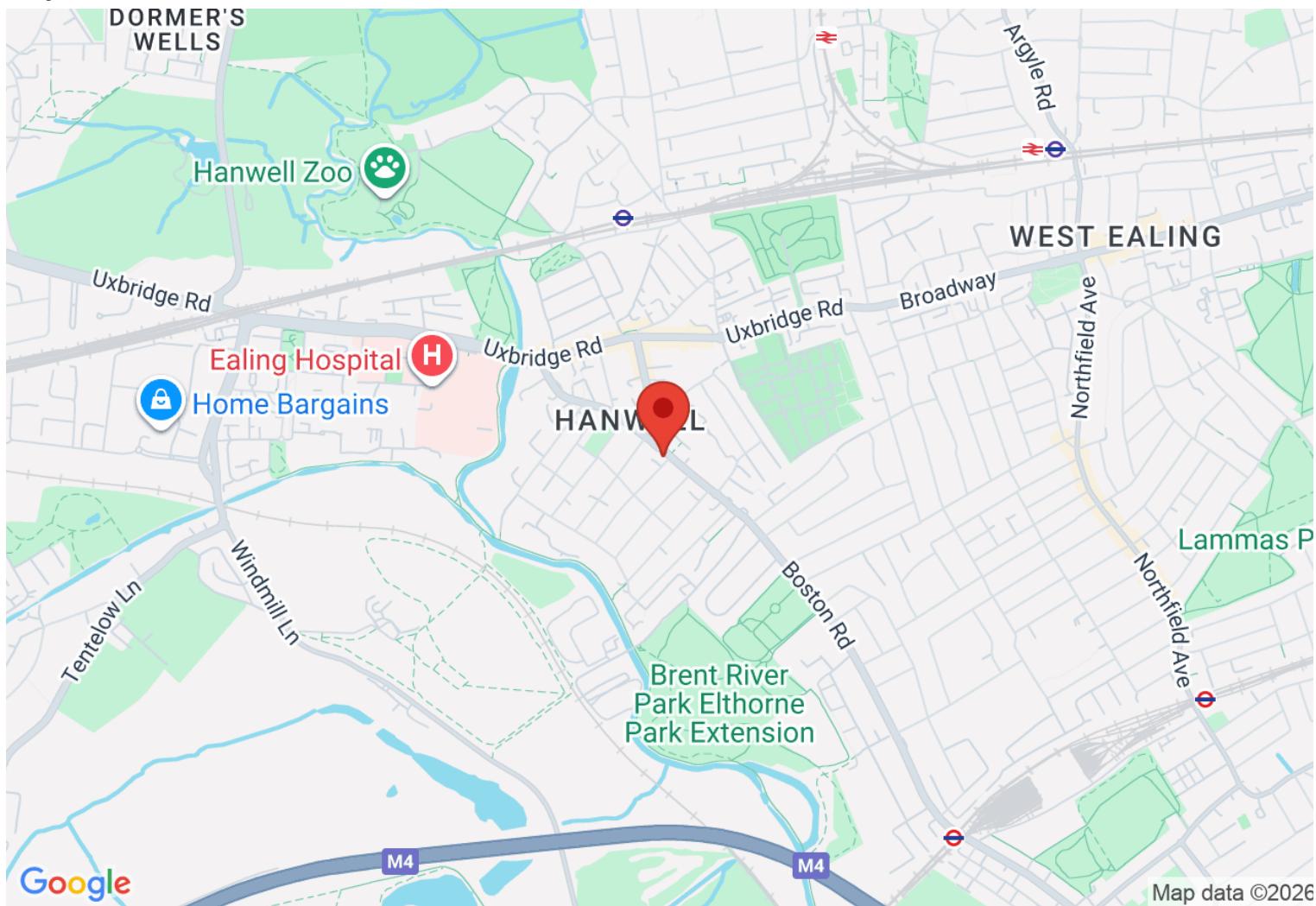
## Ground Floor

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

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

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

### EPC Rating C

