



## Guide Price £275,000 Uxbridge Road, Hanwell, W7



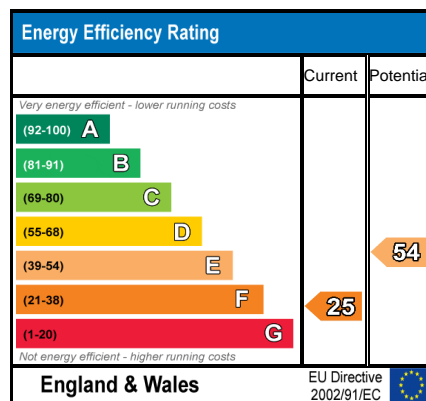
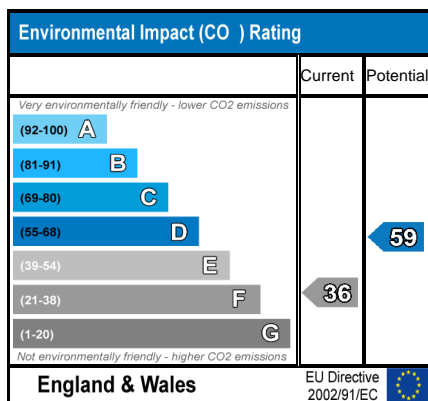
- 2 Double Bedrooms
- Own Entrance
- Long Lease
- Approx 681 Sq Ft
- Close To Crossrail
- Chain Free

A well presented 2 double bedroom first floor apartment close to Crossrail, benefitting from a long lease and no onward chain. The accommodation comprises own entrance with stairs to the 1st floor, open plan lounge/ kitchen, 2 double bedrooms and family bathroom. Convenient for Hanwell station (Crossrail), Boston Manor station (Piccadilly), bus routes, road networks, local parks, and good shopping facilities.

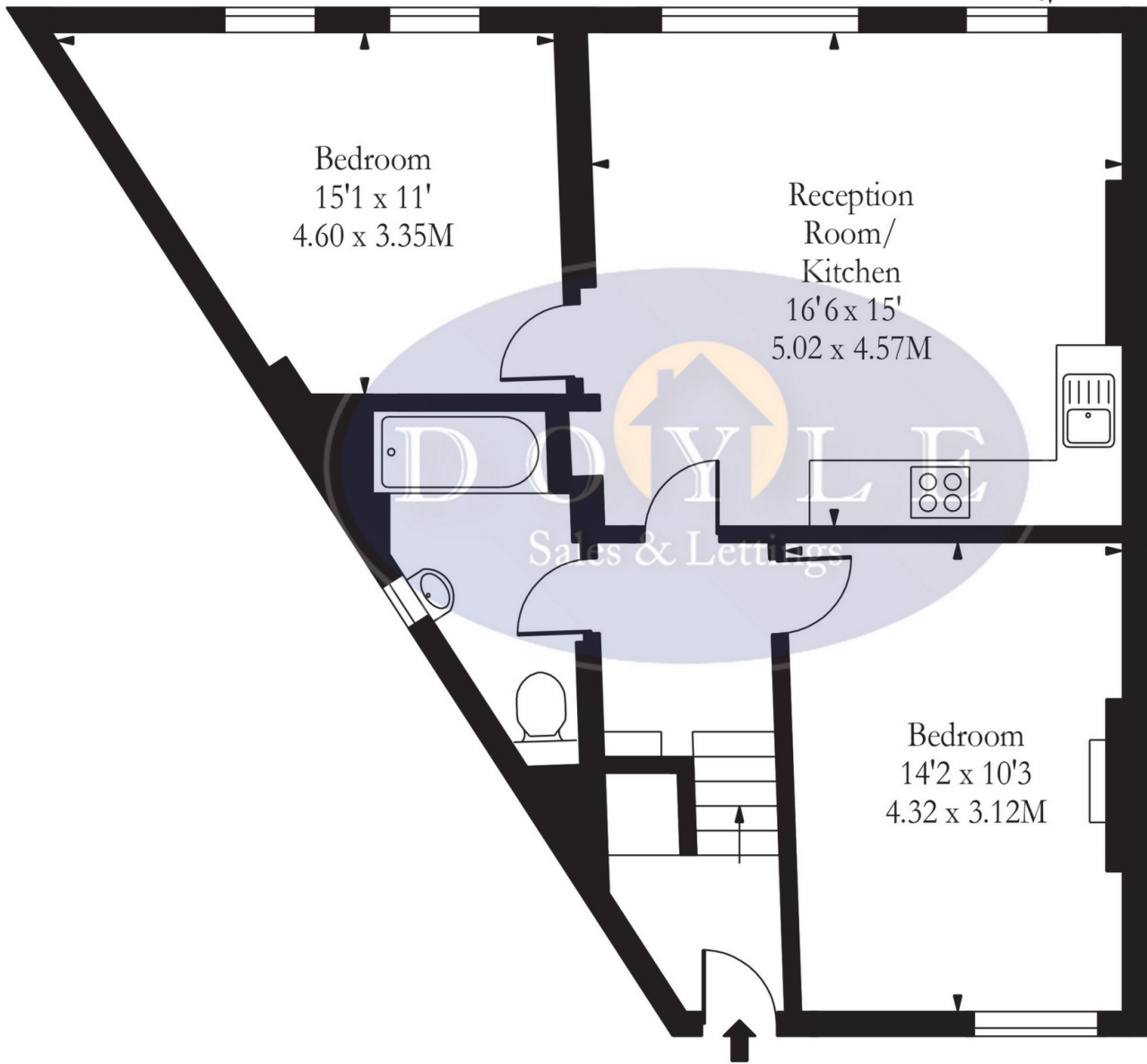




EPC Graph



# Uxbridge Road, W7



First Floor

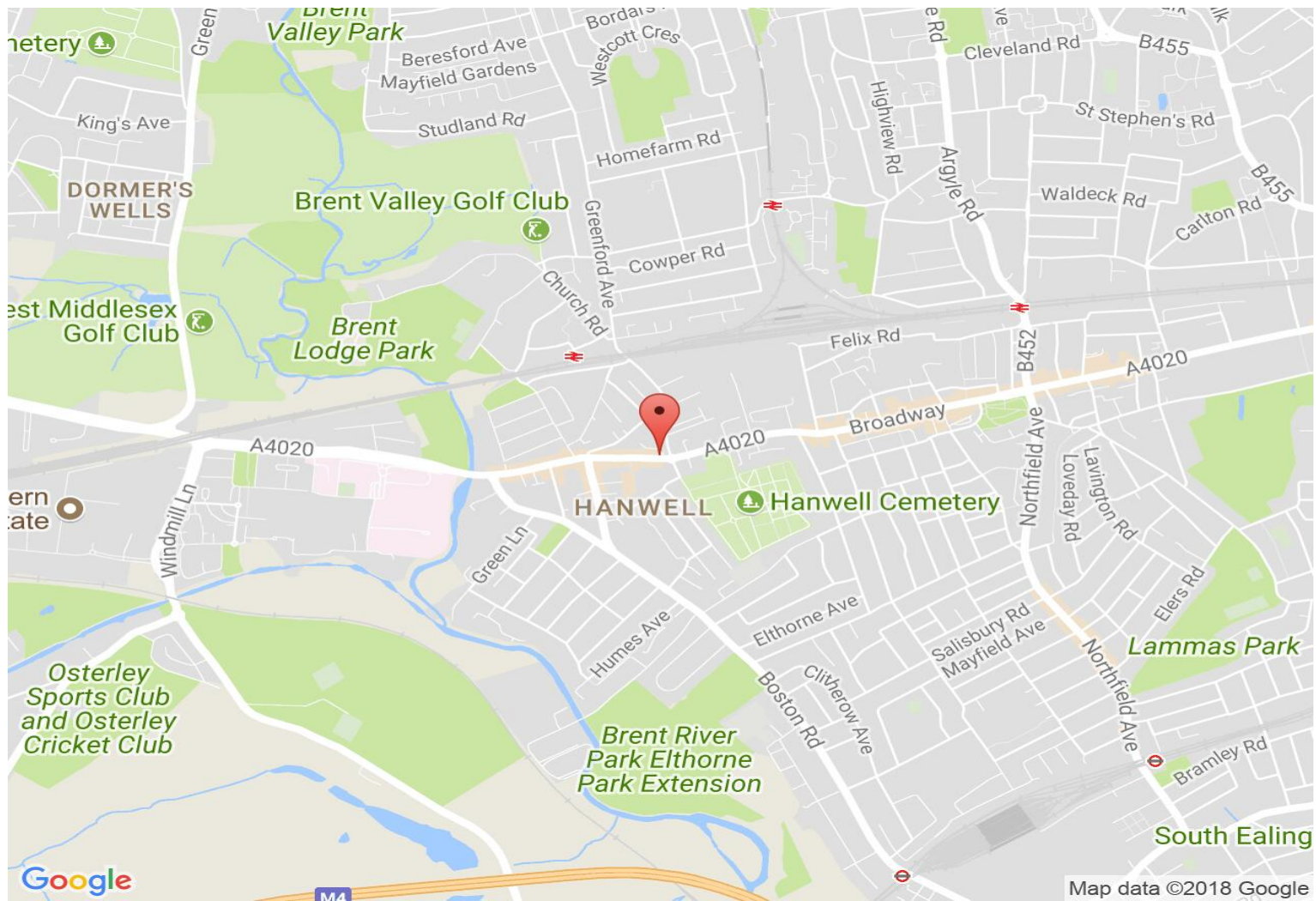
**Approx Gross Internal Area 681 Sq Ft - 63.27 Sq M**

Illustration Purposes Only

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 errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale 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](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://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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