



**£450,000**

**Westminster Road, Hanwell, W7**



- 2 Double Bedrooms
- Stunning Condition

- Front Garden
- Roof Terrace

- 744 Sq Ft
- Excellent Location

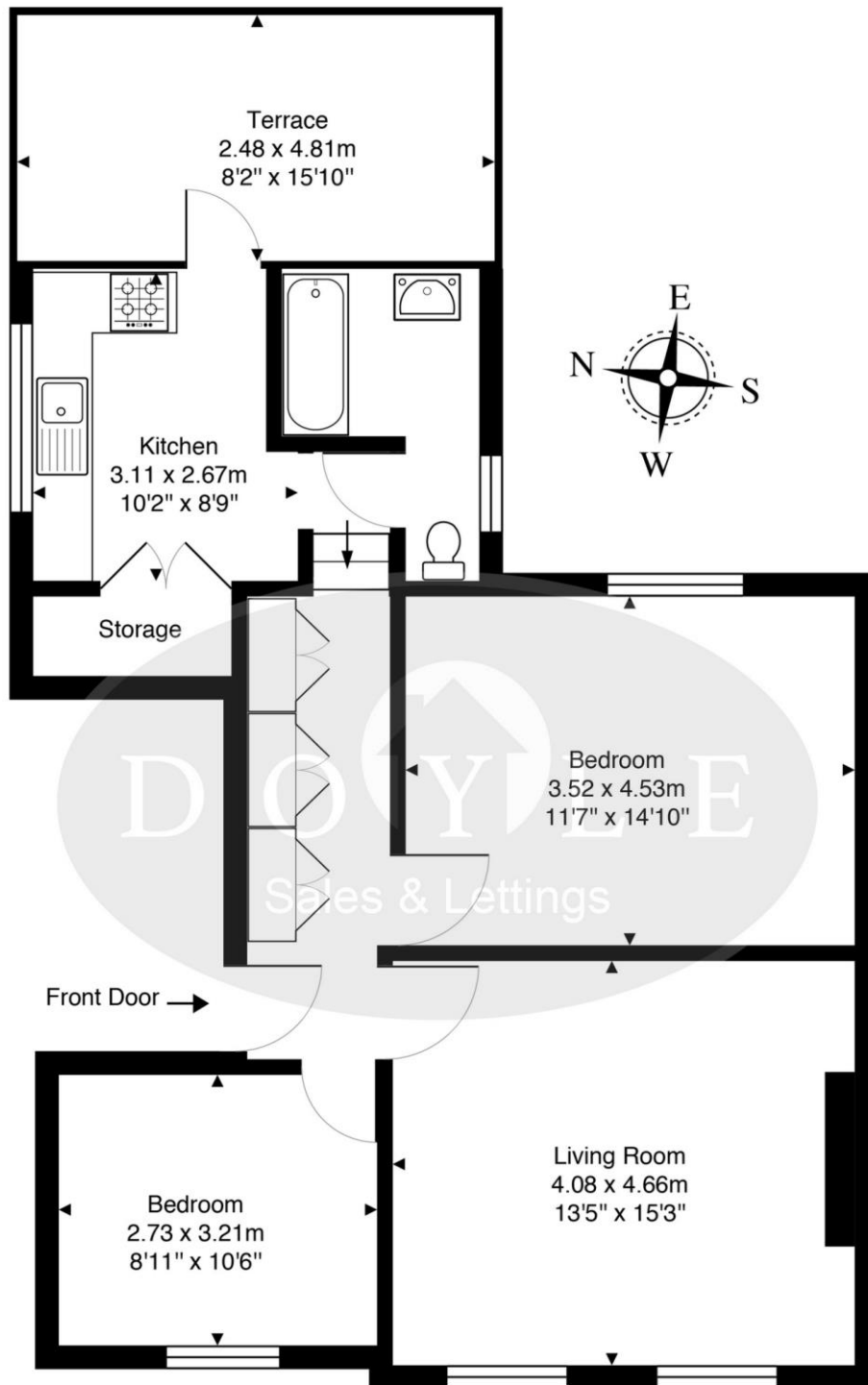
2 double bedroom first floor conversion flat in stunning condition forming part of this attractive semi-detached property. The accommodation which is offered in excellent condition throughout comprises spacious lounge, 2 double bedrooms, modern kitchen and smart bathroom. Added benefits include high ceilings, abundance of natural light, good storage, own front garden and direct access to a private roof terrace.

Westminster Road is a popular and convenient location for Hanwell (Crossrail) and Boston Manor (Piccadilly line) stations, excellent schools, parks, Hanwell Zoo, local shops, bus routes and road networks.





# Westminster Road, W7



First Floor

Gross Internal Area: 69.1 m<sup>2</sup> ... 744 ft<sup>2</sup> (excluding terrace)



Disclaimer: Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. Floor Plan sketched by Pixsolute Photography.

**pixsolute**  
photography



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

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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

EPC Graph

