

## £325,000 Lambourn Close, Hanwell, W7



- 2 Double Bedrooms
- Split Level

- Close To Crossrail
- Separate Kitchen

- 775 Sq Ft
- · Chain Free

A 775 sq ft spacious chain free 2 double bedroom duplex apartment equidistant to Crossrail and Piccadilly line. This property will suit first time buyers and investors alike and comprises entrance hallway, large reception, separate kitchen and ample storage, Upstairs boasts 2 double bedrooms, family bathroom and more storage. This apartment is in an ideal location, moments from Elthorne Park, walking distance to Boston Manor (Piccadilly) and Hanwell (Crossrail) stations, excellent school catchment and perfect for bus routes, road networks, Grand Union Canal and shops.

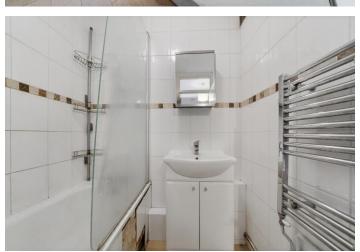










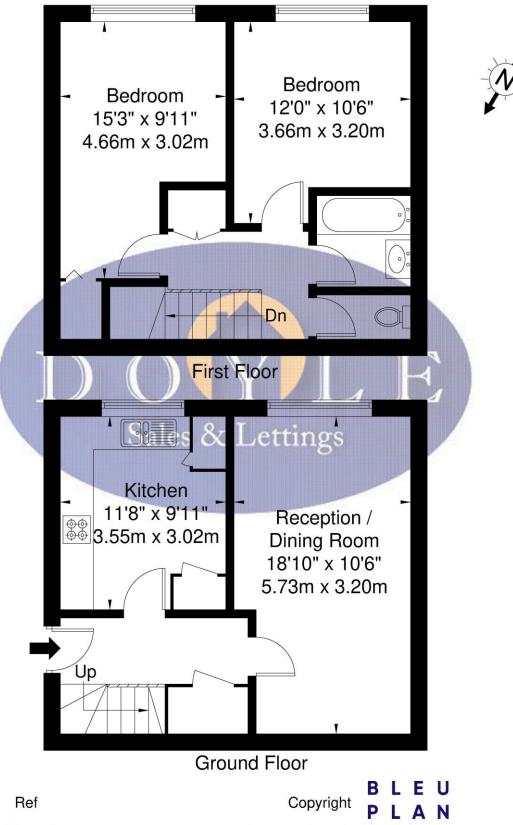






# Lambourn Close, W7 2LN

Approx. Gross Internal Area = 72 sq m / 775 sq ft



Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

#### Map



#### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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

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

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

### **EPC** Graph

