



**£325,000**

**Studland Road, Hanwell, W7**



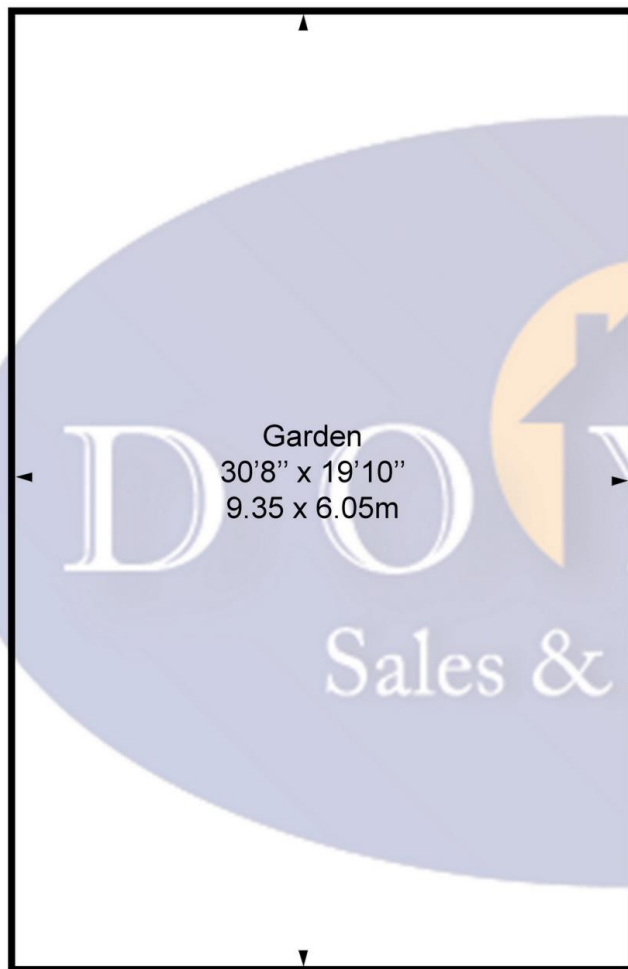
- One Double Bedroom
- Off Street Parking
- First Floor
- Close To Transport Links
- Private Rear Garden
- Loft Storage

A 1 bedroom purpose built first floor flat with the bonus of an added study with off street parking and private rear garden close to Brent Valley Golf course and Hanwell station. This well presented property which offers neutral décor throughout comprises entrance hall, living room, double bedroom, newly fitted kitchen and smart bathroom. Benefits include off street parking, rear garden and loft storage. Conveniently located for popular high schools and primary schools, Studland Road is ideal for Hanwell (Crossrail) and Castle Bar Park (GWR) stations, the popular Bunny Park, local shops, good bus routes and excellent road networks.

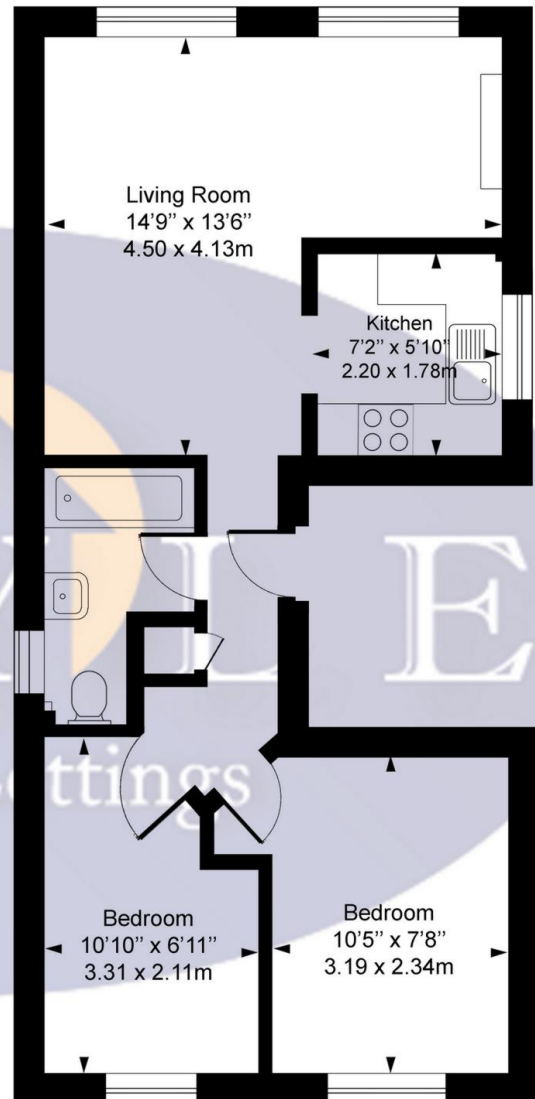


# Studland Road, W7 3QX

Approx. Gross Internal Area 426 sq ft / 39.60 sq m



Ground Floor



First Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, search, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

## 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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## EPC Graph

