



£475,000

Boston Road, Hanwell, W7



- 4 Double Bedrooms
- Over 1,200 Sq Ft
- Opportunity To Extend
- Excellent Location
- Private Garden & Garage
- Chain Free

A spacious, chain free, 4 double bedrooms, 1 bathroom, freehold maisonette arranged over 2 floors with large rear garden and garage close to both Elizabeth and Piccadilly lines. The apartment is 1,263 sq ft, arranged over 2 floors and comprises lounge area, Kitchen, 4 bedrooms, 1 bathroom and an extra WC. Benefits include, chain free, own front entrance, potential to extend subject to relevant planning permissions, large garden and garage and shed. This property may suit investor buyers or developers looking to add value. The property is located within 12 minutes walking distance of Hanwell station (Elizabeth line) and 15 minutes to Boston Manor station (Piccadilly line) and falls within the catchment for great primary and secondary schools and close to good road networks, bus routes, the Grand Union Canal, shops and parks.



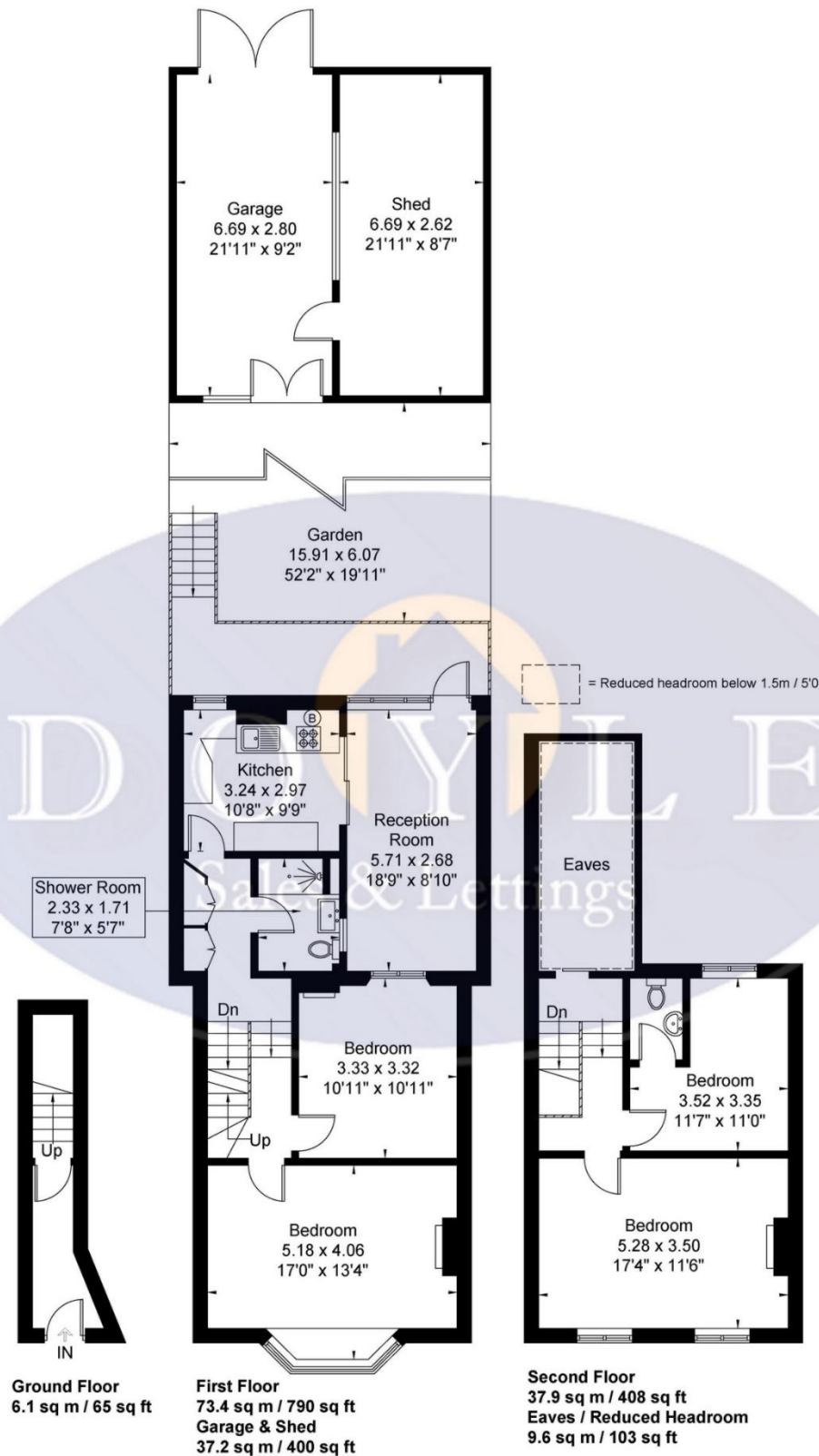
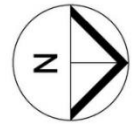
Boston Road W7 2HJ

Approximate Gross Internal Area = 117.4 sq m / 1263 sq ft

Eaves / Reduced Headroom = 9.6 sq m / 103 sq ft

Garage & Shed = 37.2 sq m / 400 sq ft

Total = 164.2 sq m / 1767 sq ft



Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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EPC Rating D

