



**£425,000**

**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.



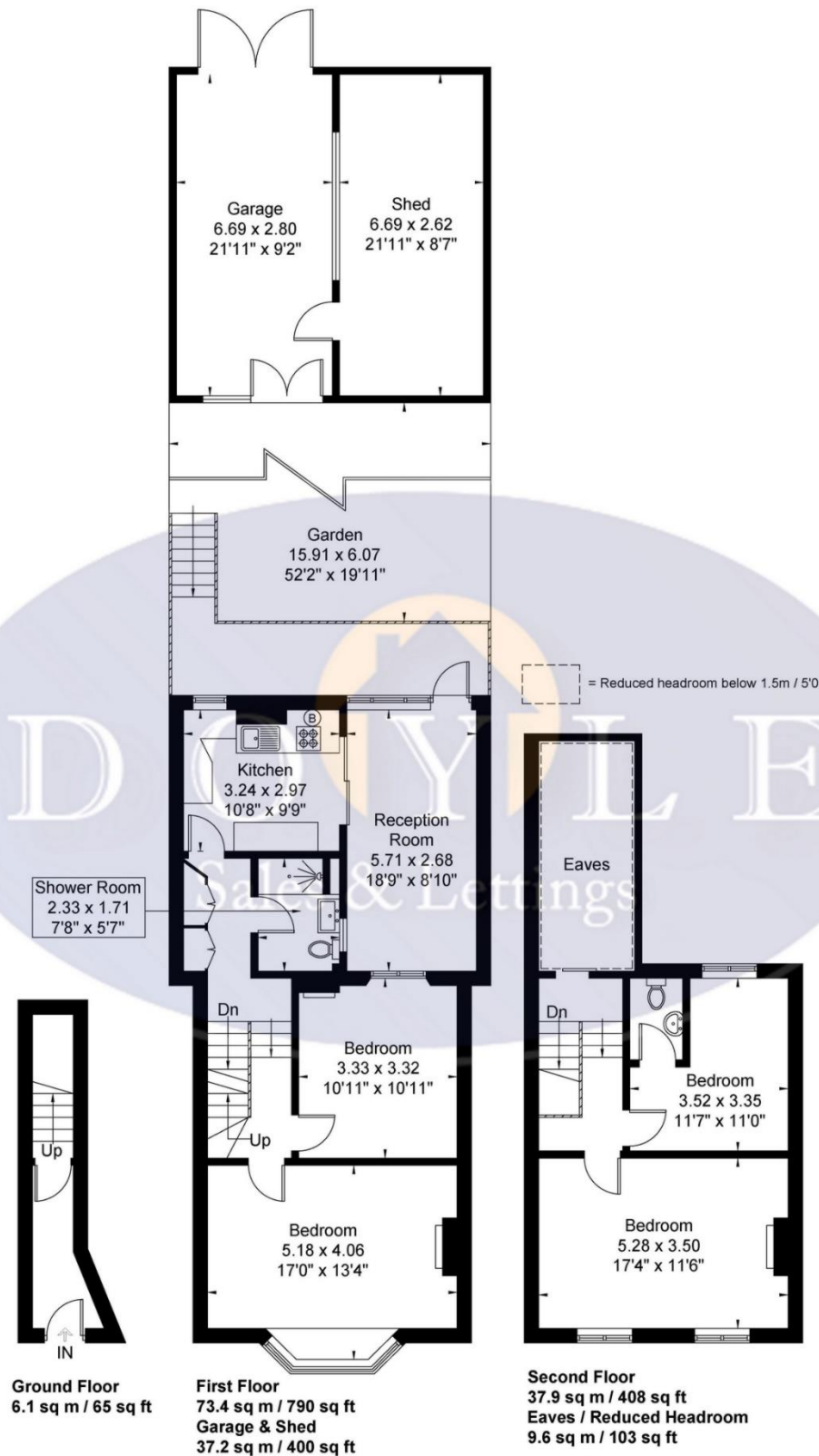
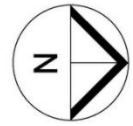
# Boston Road W7 2HJ

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.

© www.perspective.co.uk

## 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)

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 Rating D

