



£800,000 Offers Over St Margarets Road, Hanwell, W7



- 3 Bedrooms
- Valuable Basement / Cellar
- Rear Access
- Unrivalled Views
- New Kitchen
- Popular Olde Hanwell

A rare find, is this elegant and beautifully presented, 3 double bedroom, family home, forming part of 'Pleasant View Cottages' overlooking the canal in popular Olde Hanwell. Accommodation on the ground floor comprises entrance hallway, bay fronted lounge, and spacious newly fitted eat in kitchen/diner with access to the terrace area. Upstairs, the first floor offers 2 double bedrooms and family bathroom with separate shower cubicle. The loft conversion hosts the spacious master bedroom with en suite shower room, eaves storage and views onto the canal. Further benefits include, large basement/cellar, private south west facing rear garden with rear access, front garden and period features. St Margarets Road is situated close to the Grand Union Canal, in a great school catchment area, within easy access to Hanwell station (Elizabeth line), Boston Manor station (Piccadilly line), road networks, bus routes, parks and shops.

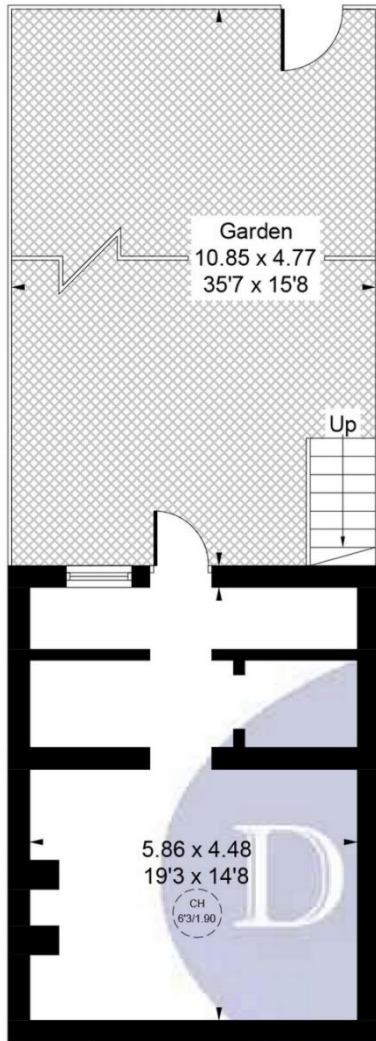


St Margarets Road, London, W7 2HF

Approximate Gross Internal Area = 138.14 sq m / 1487 sq ft

Reduced Headroom & Eaves = 2.71 sq m / 29 sq ft

Total = 140.85 sq m / 1516 sq ft



Basement
26.94 sq m / 290 sq ft

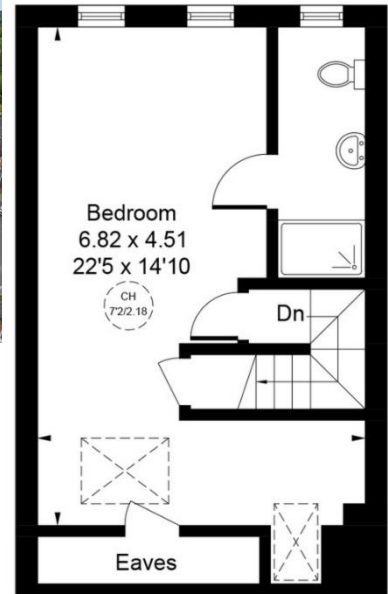


CH = Ceiling Height

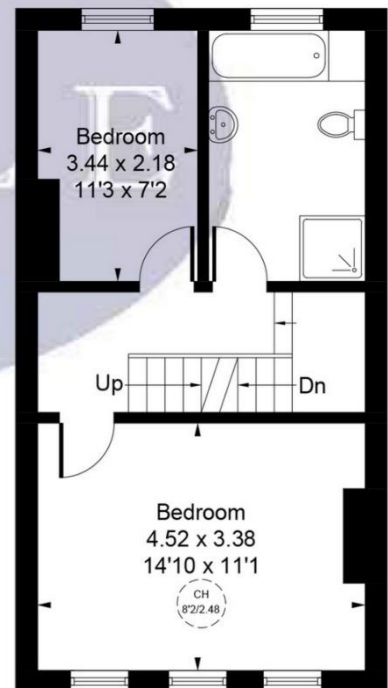
— = Reduced headroom below 1.5m / 5'0



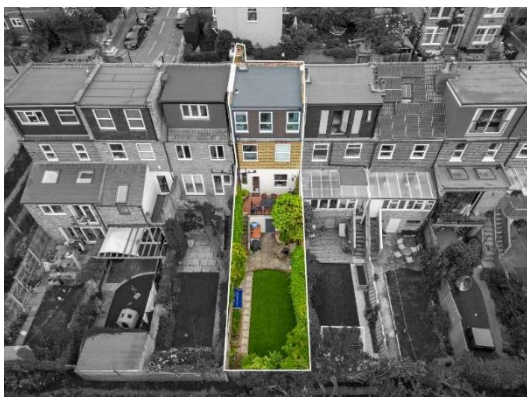
Ground Floor
39.74 sq m / 428 sq ft
Reduced Headroom
0.15 sq m / 2 sq ft



Second Floor
31.86 sq m / 343 sq ft
Eaves
2.56 sq m / 27 sq ft



First Floor
39.60 sq m / 426 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.

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 Rating D

