



**£425,000**

**Cumberland road, Hanwell, W7**



- 2 Bedrooms
- Own Entrance
- Private Rear Garden
- Share Of Freehold
- Near Elizabeth & Piccadilly Line
- Chain Free

Offering a fantastic use of space is this stunning, chain free, two double bedroom, ground floor maisonette, close to both Elizabeth and Piccadilly lines. Accommodation comprises own entrance, hallway, 2 double bedrooms, lounge, kitchen and shower room. Benefits include chain free, excellent condition, front garden and own private rear garden. Cumberland Road is well located for Boston Manor station (Piccadilly line), Hanwell station (Elizabeth line), great schools, local shops, bus routes, road networks and parks. Council tax band C, 950 years lease and share of freehold.

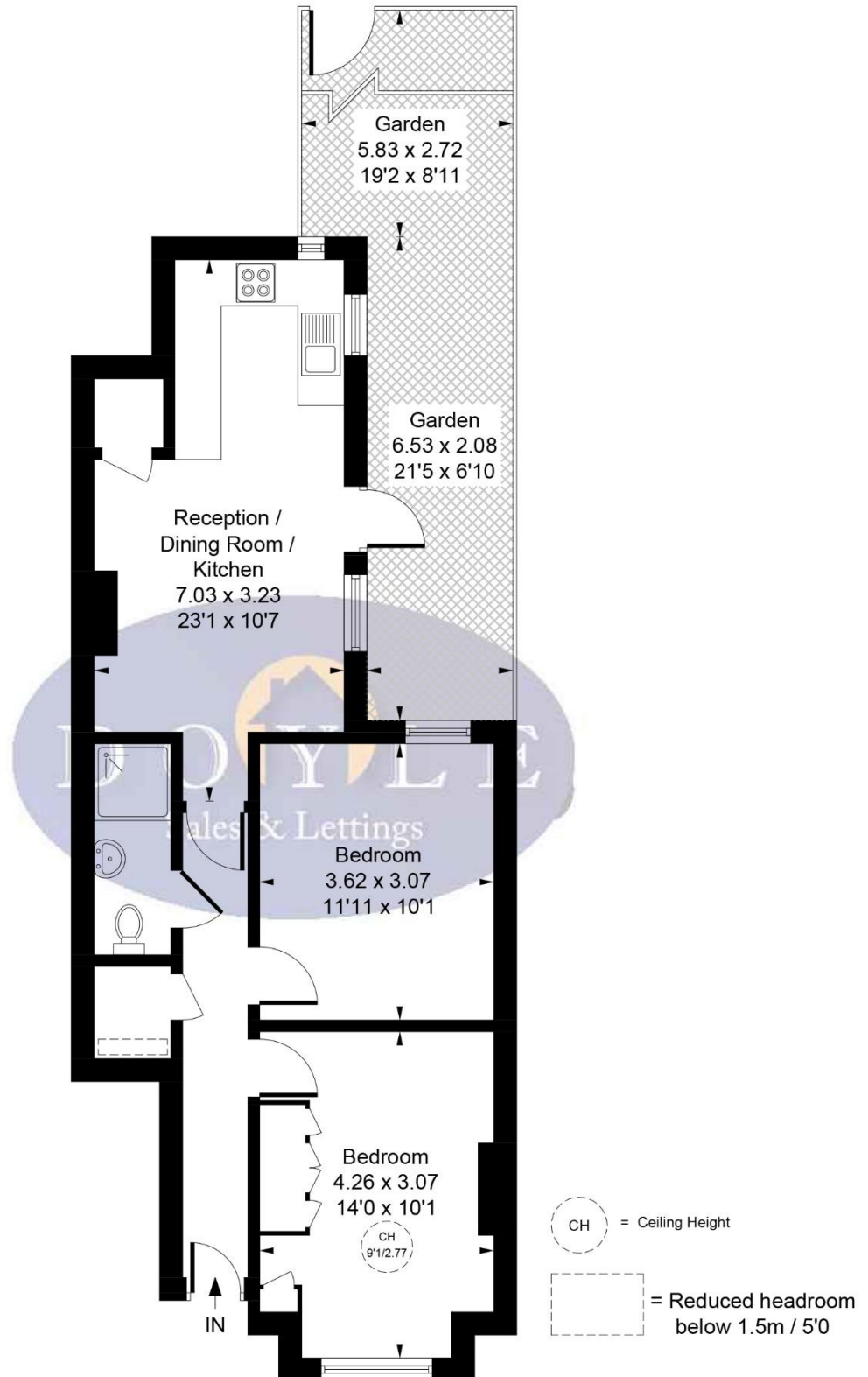


# Cumberland Road, London, W7 2EB

Approximate Gross Internal Area = 54.28 sq m / 584 sq ft

Reduced Headroom = 0.28 sq m / 3 sq ft

Total = 54.56 sq m / 587 sq ft



**Ground Floor**  
**54.28 sq m / 584 sq ft**  
**Reduced Headroom**  
**0.28 sq m / 3 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.

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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.

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 C

