

## TBC St Marks Court, Lower Boston Road, Hanwell, W7



- One Bedroom
- Newly Extended Lease
- Converted Church
- 567 Sq Ft

- Allocated Parking
- Chain Free

A stunning, chain free, 567 sq ft, one bedroom apartment, in a Grade II listed converted church, with allocated parking in Olde Hanwell. This unique and rarely available newly extended leasehold apartment is located on the first floor and comprises entrance hallway, large reception, fitted kitchen and shower room. Further benefits include allocated parking, an abundance of natural light, newly extended lease, high ceilings, bike storeroom and well maintained grounds. St Marks Court is within easy access to Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, bus routes, road networks, shops and parks.









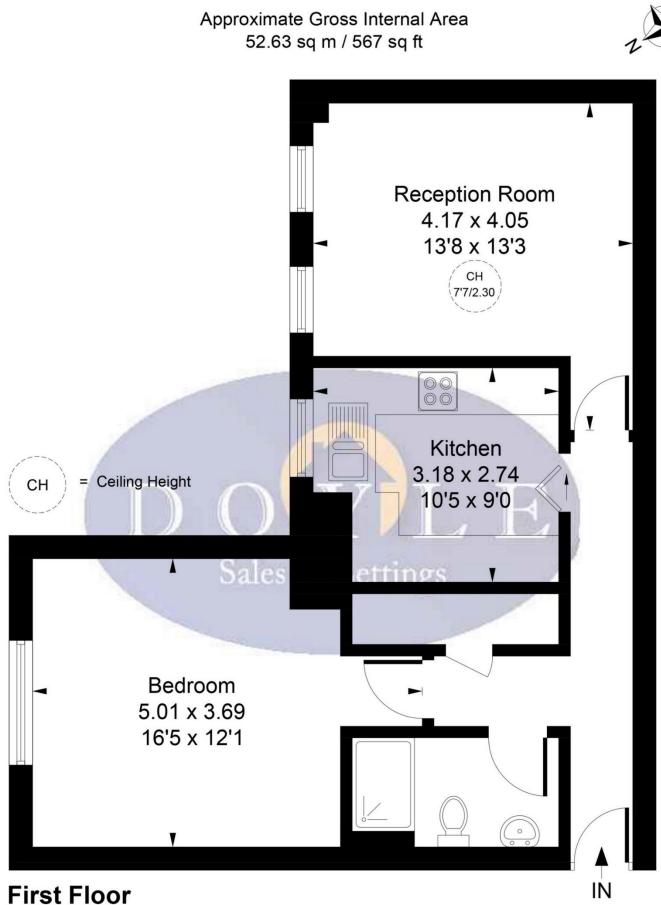








### St. Marks Court, Lower Boston Road, London, W7 2ND

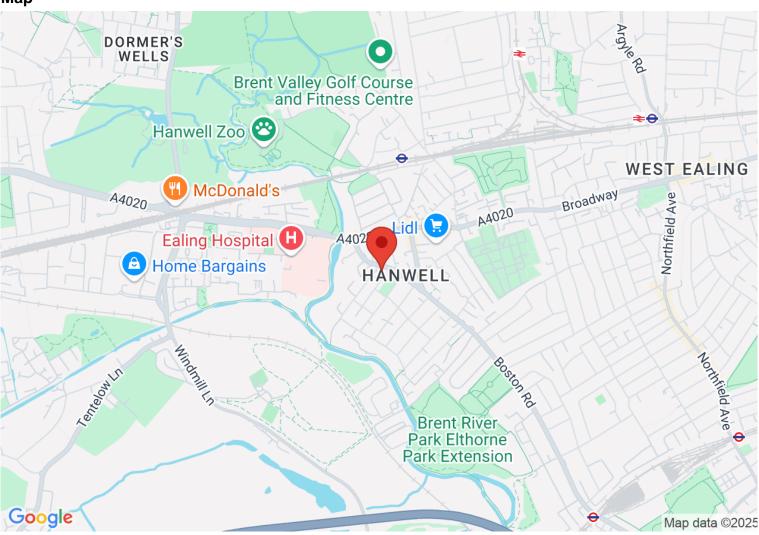


# 52.63 sq m / 567 sq ft

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.

© Vizion Property Marketing Produced for Doyle Sales & Lettings





#### 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

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

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 C



