



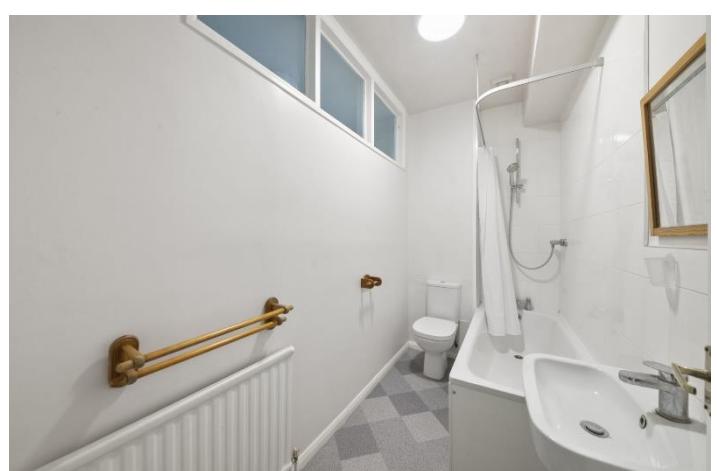
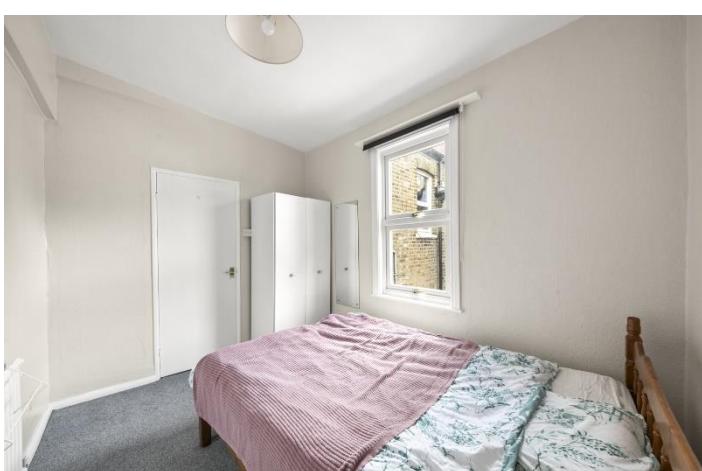
**£350,000**

**Station Road, Hanwell, W7**



- One Double Bedroom
- Share Of Freehold
- Opportunity To Extend STPP
- Close To Elizabeth Line
- Own Entrance
- Chain Free

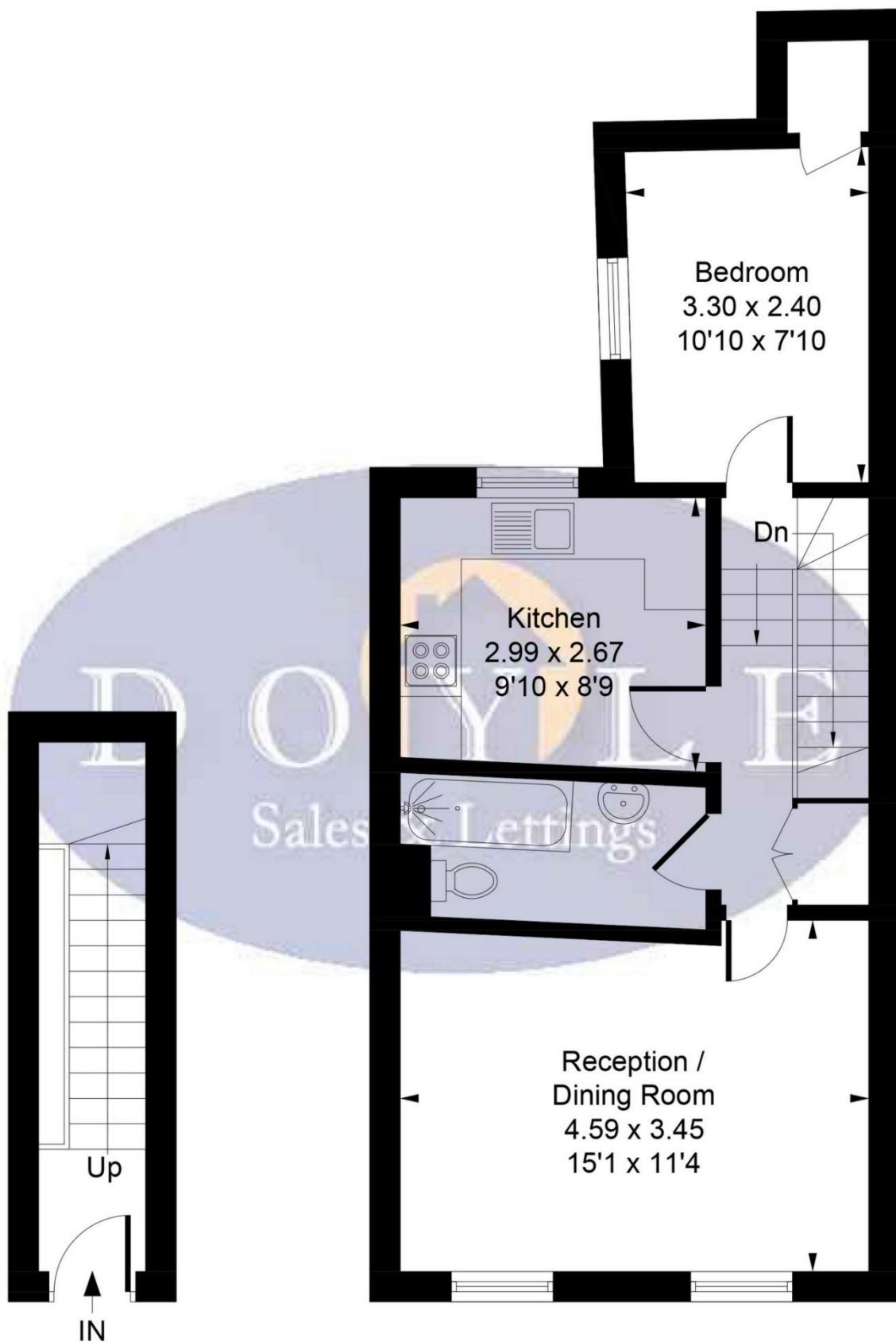
This charming one-bedroom first-floor maisonette on Station Road offers a rare blend of period character and modern connectivity in the heart of Hanwell W7. Boasting its own private entrance and the significant benefit of a Share of Freehold, the property typically features a bright reception room, separate eat in kitchen, spacious double bedroom and bathroom. Its prime location is a commuter's dream, situated just moments from Hanwell Station for seamless Elizabeth line access to Paddington, Bond Street, and Heathrow. Residents can enjoy the "village feel" of the local area, with the independent shops of the Broadway and the green expanses of Brent Lodge Park only a short stroll away. This is an ideal find for first-time buyers or investors seeking a high-quality home in a thriving West London community.



# Station Road, London, W7 3JD

Approximate Gross Internal Area

49.47 sq m / 533 sq ft



**Ground Floor**  
**5.63 sq m / 61 sq ft**

**First Floor**  
**43.84 sq m / 472 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

## 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   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 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 Graph

