£450,000
Campbell Court, Hanwell, W7



- 2 Double Bedrooms
- Share Of Freehold
- Private Garden
- Own Entrance
- Chain Free
- Close To Elizabeth Line

A well presented two double bedroom ground floor garden flat, ideally positioned on Campbell Road in Hanwell, just a short distance from Hanwell Station and the Elizabeth Line. The accommodation comprises an entrance hallway with useful built-in storage, spacious front lounge, modern eat-in kitchen with direct access to a private section of the rear garden, two generous double bedrooms and family bathroom. Further benefits include a share of freehold, no onward chain and valuable side access. Campbell Road is ideally located for Hanwell Station and the Elizabeth Line, with excellent local amenities, schools, shops and bus routes nearby. The property is also within easy reach of popular outdoor spaces and attractions including Bunny Park, Hanwell Zoo and Brent Valley Golf Course, as well as local parks and major road links.

Campbell Court, Hanwell, W7










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.

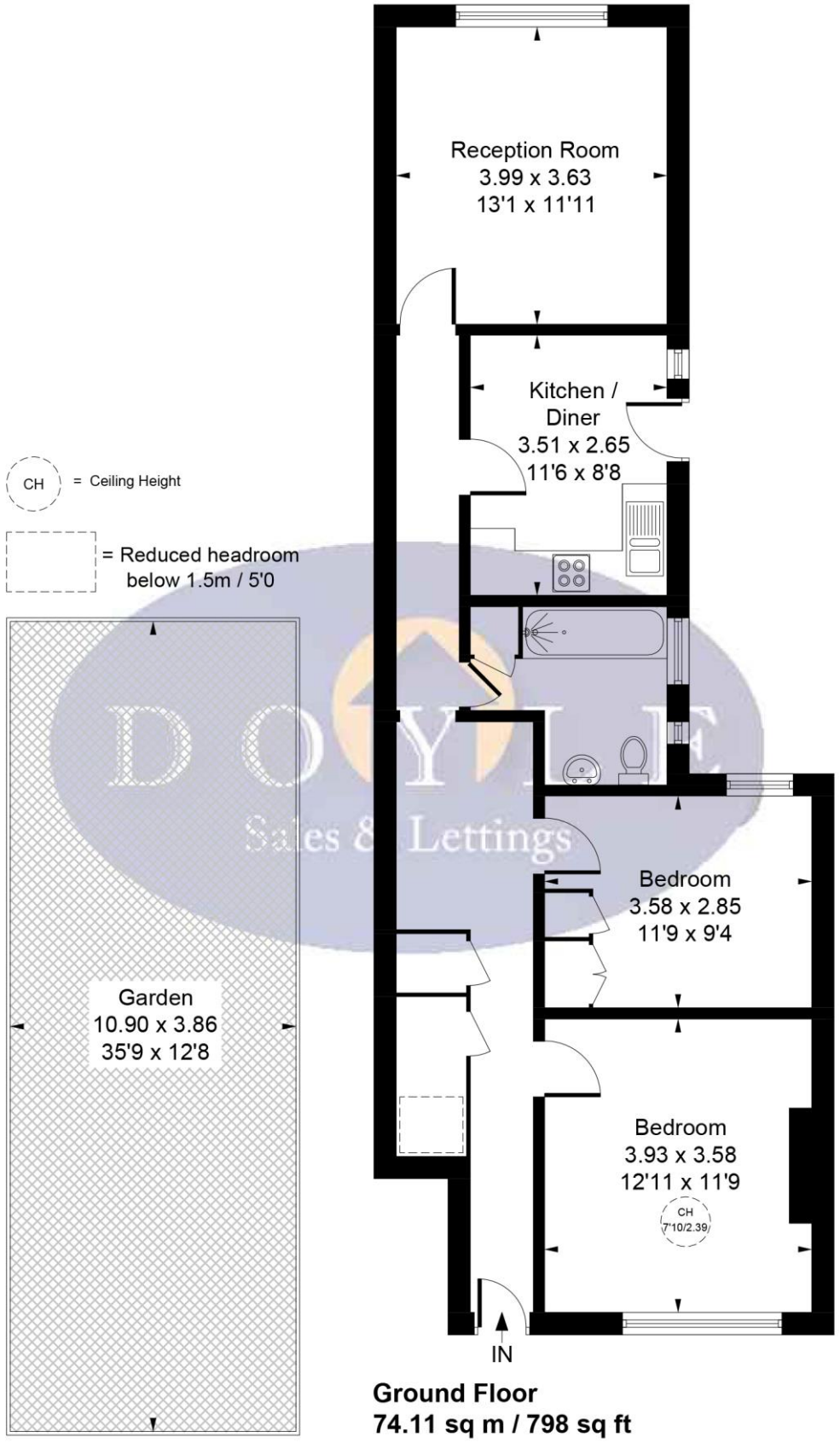
Share of Freehold 932 year | Service Charge approx. £1,000 | Ground Rent NILL | EPC C





Campbell Court, W7 3ED

Approximate Gross Internal Area = 74.11 sq m / 798 sq ft
Reduced Headroom = 0.80 sq m / 9 sq ft
Total = 74.91 sq m / 807 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor
74.11 sq m / 798 sq ft

Reduced Headroom
0.80 sq m / 9 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**