



**£475,000**

**Westminster Road, Hanwell, W7**

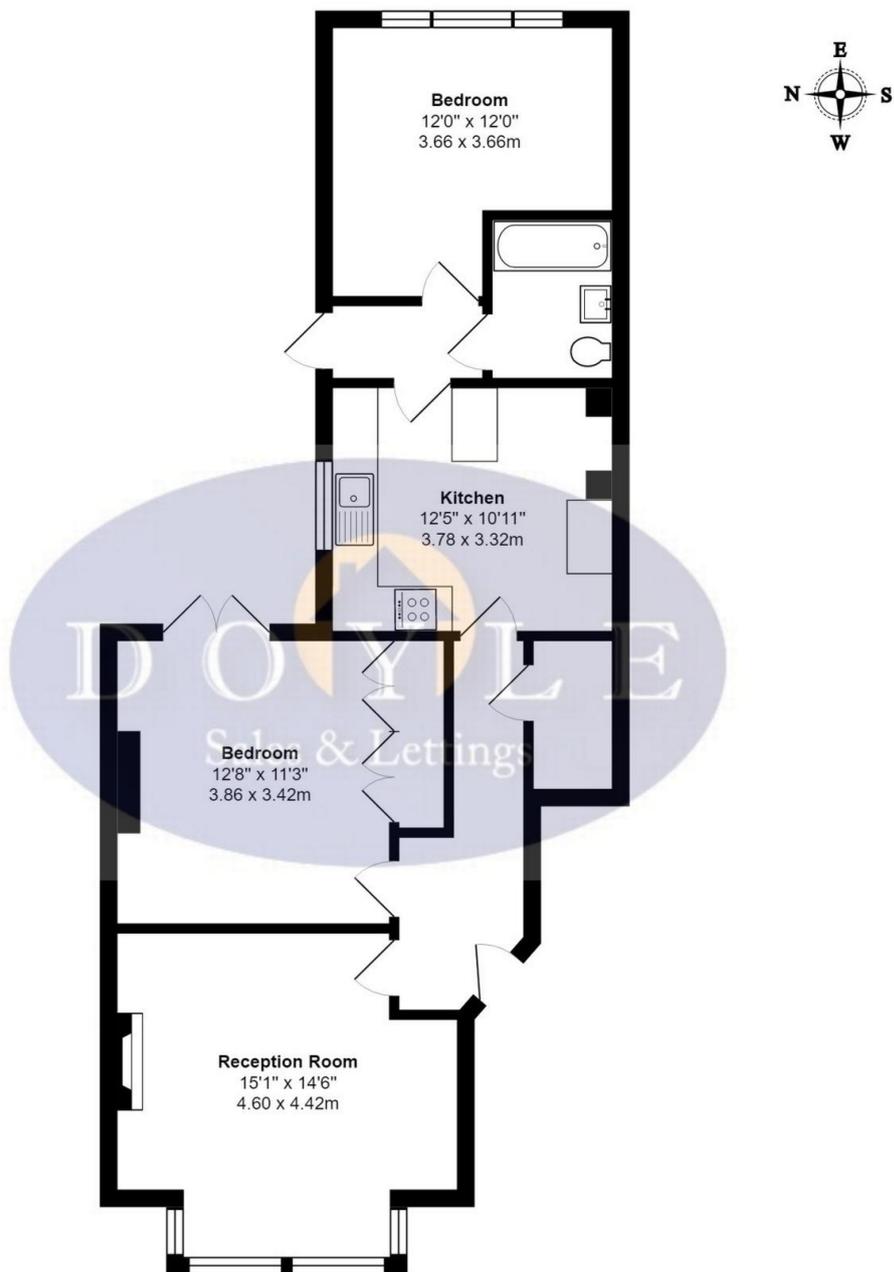


- 2 Double Bedrooms
- Front & Rear Gardens
- 774 Sq Ft
- Share Of Freehold
- Close To Crossrail
- Chain Free

A well presented, 774 sq ft, ground floor, garden flat located close to Hanwell Station (Crossrail), bus routes, road networks, Brent valley golf course, Bunny Park and amenities on Hanwell Broadway. Benefitting from chain free, a private rear garden, front garden, share of freehold and an abundance of natural light, high ceilings and cornicing throughout. The accommodation comprises large reception room with feature fireplace, eat in kitchen, 2 double bedrooms, modern bathroom and ample storage.



WESTMINSTER ROAD, HANWELL, LONDON, W7



Approximate Gross Internal Area: 774 ft<sup>2</sup> ... 71.9 m<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan reproduced by Green House Energy Surveyors Ltd 2018.

## 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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Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Graph

