



**£425,000**

**Studley Grange Road, Hanwell, W7**



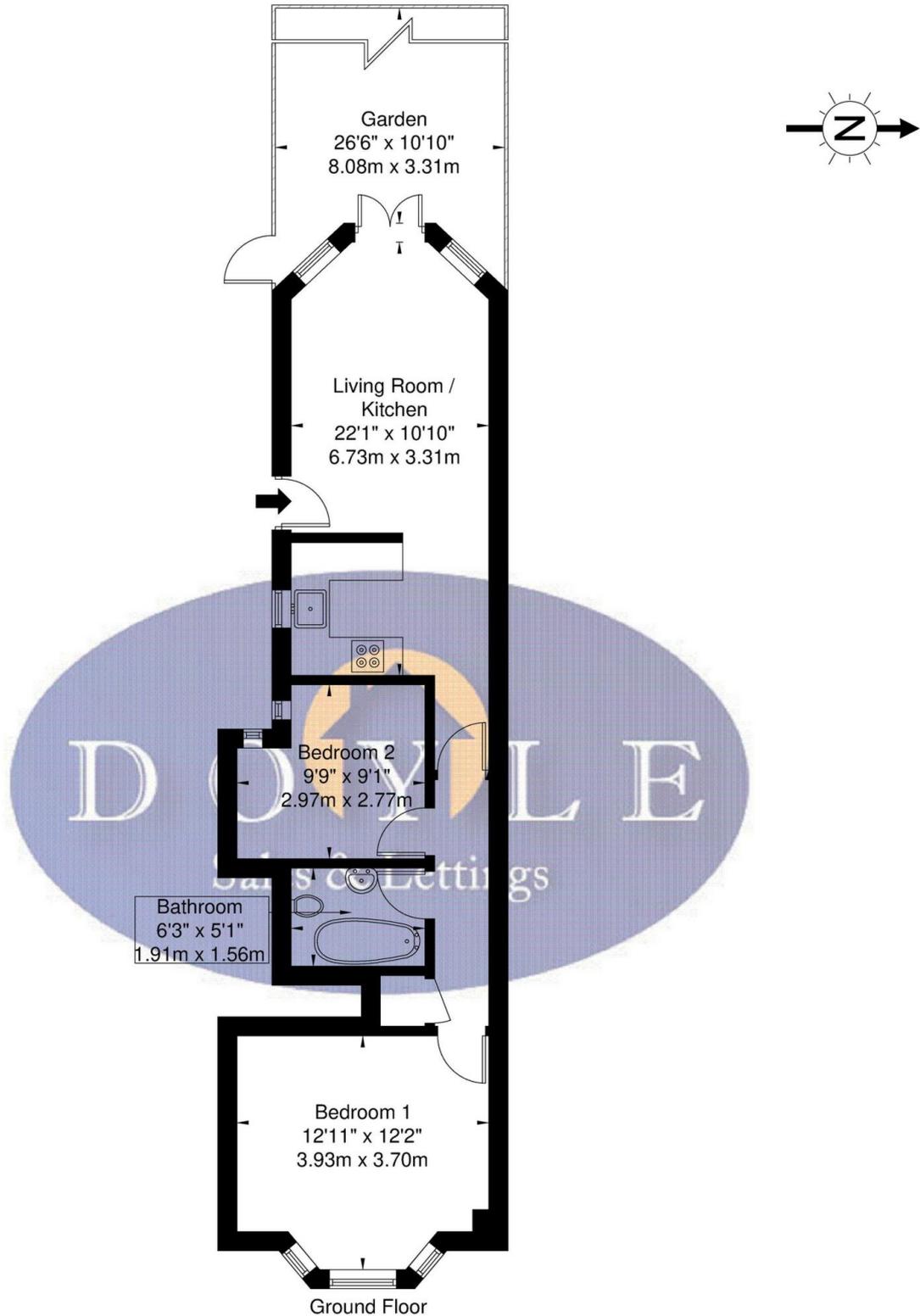
- 2 Double Bedrooms
- Own Entrance
- Side Access
- Private Garden
- 552 Sq Ft
- Excellent Condition

A stunning 2 double bedroom garden maisonette situated in popular Olde Hanwell. The property which has recently been upgraded to a very high standard throughout comprises own entrance, spacious open plan kitchen lounge, 2 double bedrooms and family bathroom. Further benefits include long lease, own entrance, storage and large private rear garden with side access. Located close to the Grand Union Canal, in a great school catchment and within easy access to Hanwell station (Crossrail), Boston Manor station (Piccadilly), bus routes and road networks.



# Studley Grange Road W7 2LX

Approx. Gross Internal Area = 51.3 sq m / 552 sq ft



Ref

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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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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.

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

## EPC Rating D

