



**£270,000**

**Boston Road, Hanwell, W7**



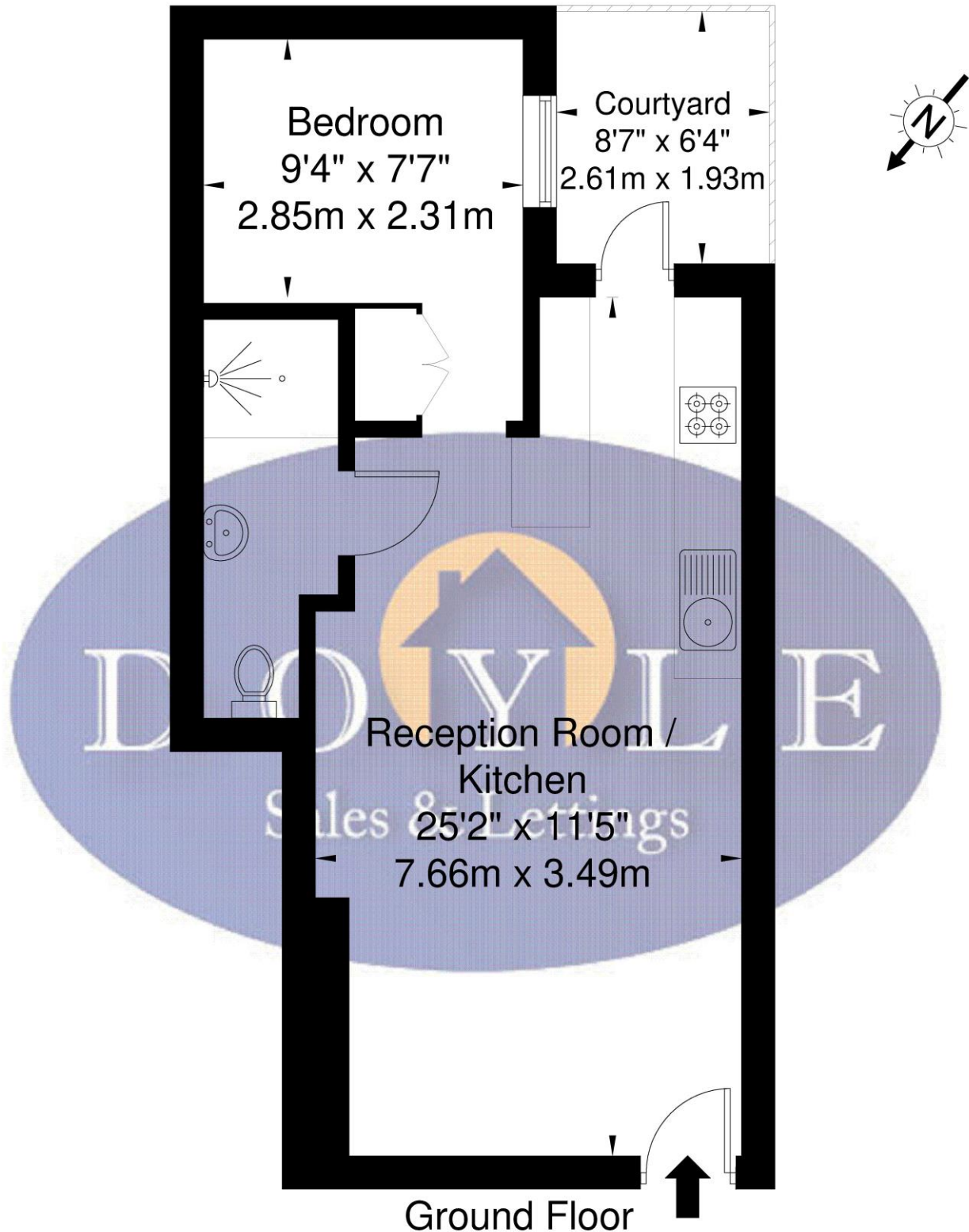
- One Bedroom
- Own Entrance
- Courtyard
- Close To Crossrail
- 478 Sq Ft
- Chain Free

A stunning chain free newly built studio / one bedroom with own entrance and courtyard close to Crossrail. With 478 sq ft of accommodation the property comprises spacious open plan living room/kitchen, double bedroom with built in wardrobes and shower room. Benefits include chain free, own entrance, courtyard, underfloor heating, high ceilings and long lease. Boston Road is a perfect location for Hanwell (Crossrail) and Boston Manor (Piccadilly line) stations, bus routes, road networks, parks and shops.



# Flat A, Boston Road W7 3SJ

Approx. Gross Internal Area = 44.4 sq m / 478 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

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.

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

## EPC Graph

