



**£425,000**

**Osterley Park View Road, Hanwell, W7**



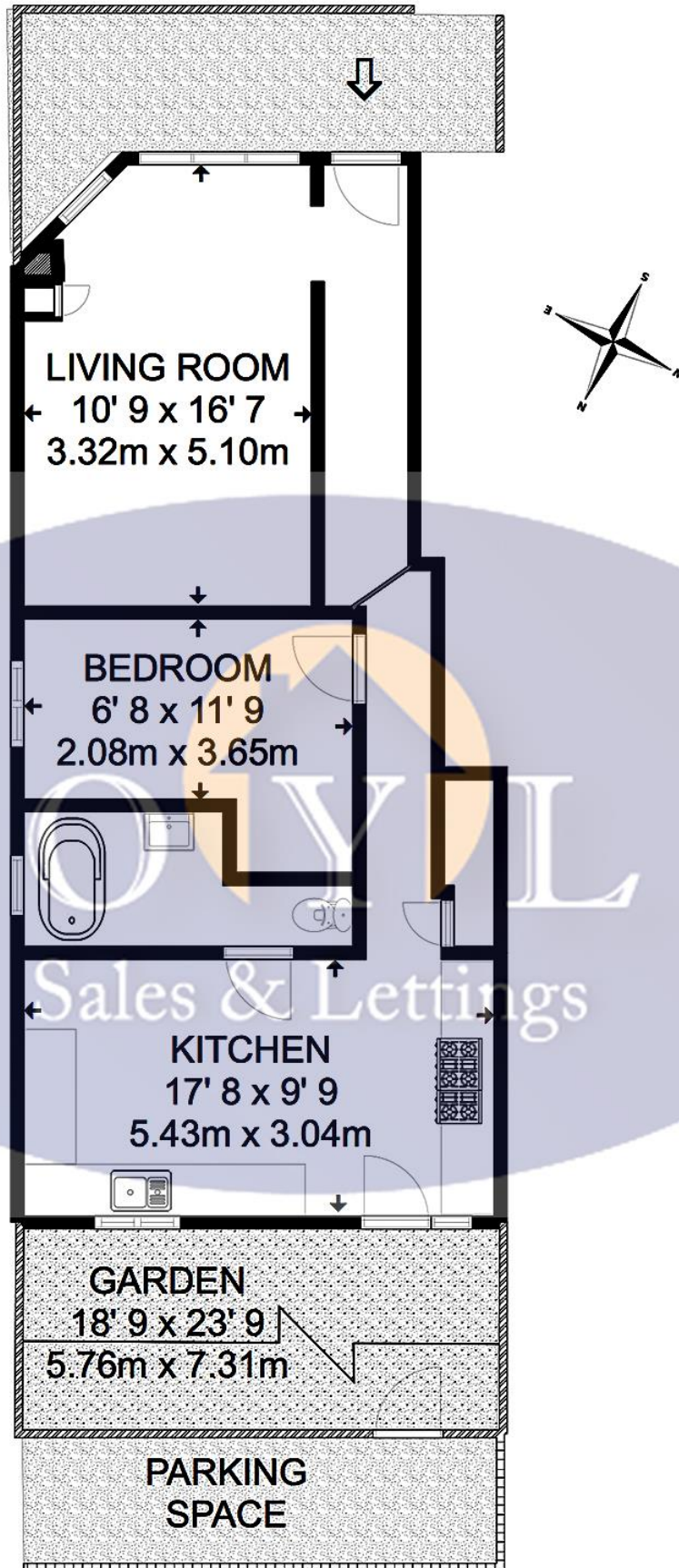
- One Bedroom Maisonette
- Off Street Parking
- Spacious Kitchen
- Private Garden
- 560 Sq Ft
- Newly Fitted Bathroom

Stunning, larger than average, one bedroom maisonette with parking in the popular area of Olde Hanwell. Benefitting from its own entrance the property comprises lovely double aspect front lounge with space for a dining table, double bedroom, spacious kitchen with integrated dishwasher and washing machine and stylish new bathroom with tiled floor. Other advantages with this 560 sq ft flat are valuable off street parking, access to an easy to maintain private westerly facing garden (perfect for entertaining or BBQs), share of freehold, wood flooring and front garden. Osterley Park View Road is a perfect location for Hanwell (Crossrail) and Boston Manor (Piccadilly line) stations, parks, canal, good shopping facilities and excellent bus and road networks.



# OSTERLY PARK VIEW ROAD W7

APPROXIMATE GROSS INTERNAL FLOOR AREA 560 sq. ft. 52 m sq.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

## 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](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://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 Rating D

