



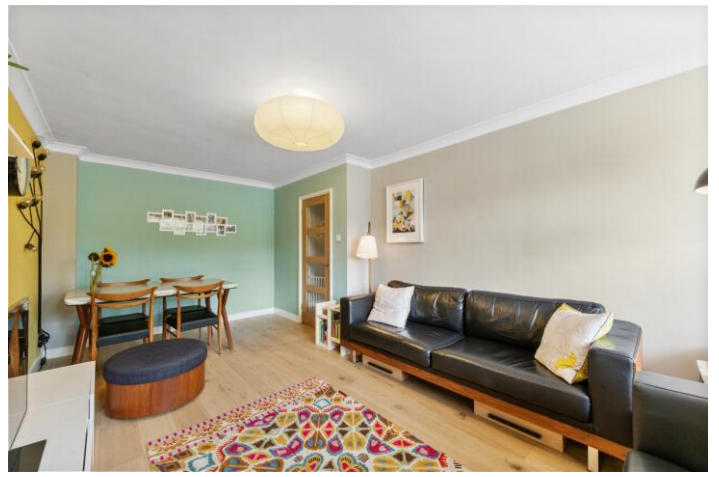
**£350,000**

**Lambourn Close, Hanwell, W7**



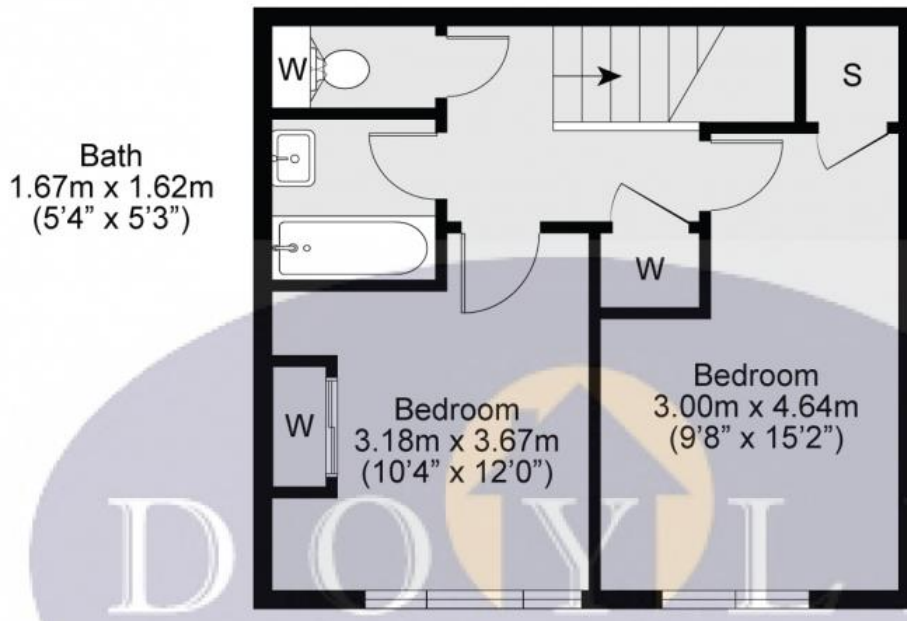
- 2 Double Bedrooms
- 818 Sq Ft
- Separate Kitchen
- Spacious Living/Dining Room
- Duplex Over 2 Floors
- Stunning Condition

A stunning, spacious, 818 sq ft, 2 double bedroom duplex apartment equidistant to Crossrail and Piccadilly line. This property will suit first time buyers and investors alike with fresh interiors and a high quality finish throughout. Comprises entrance hallway, large reception/dining room, separate kitchen with breakfast bar and ample storage. Upstairs boasts 2 double bedrooms, family bathroom, separate WC and more storage. This apartment is in an ideal location, moments from Elthorne Park, walking distance to Boston Manor (Piccadilly) and Hanwell (Crossrail) stations, excellent school catchment and perfect for bus routes, road networks, Grand Union Canal and shops.

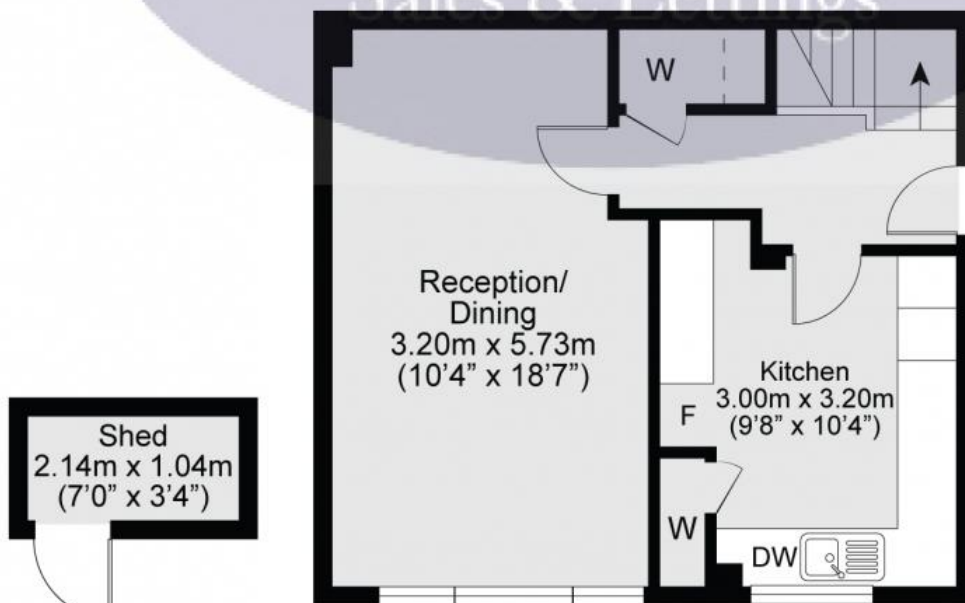


# Lambourn Close W7 2LN

Approx. Gross Internal Area = 76.0sqm / 818.0sqft



First Floor



Ground Floor

## 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.

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

## EPC Rating C

