



£399,950

St Margarets Road, Hanwell, W7



- One Double Bedroom
- Own Entrance
- Ground Floor
- Own Private Section Of Garden
- Semi Detached
- Garden Office / Studio

An attractive, brick fronted, semi-detached, ground floor, 1 bedroom, Victorian conversion flat, located in the very popular area of Olde Hanwell. The accommodation, offered with a long lease, retains some period features such as fireplaces and high ceilings, comprises own entrance, hallway, reception room, double bedroom, kitchen and bathroom. Outside, the property boasts own section of landscaped garden with an office for anyone working from home or use as a den with a separate storage area and there is also a further shared section of rear garden. St Margarets Road is close to the Grand Union Canal and the popular Fox public house, the property falls into great school catchment area and located within easy access to Hanwell (Elizabeth line) and Boston Manor (Piccadilly line) stations, bus routes, road networks, parks and shops.



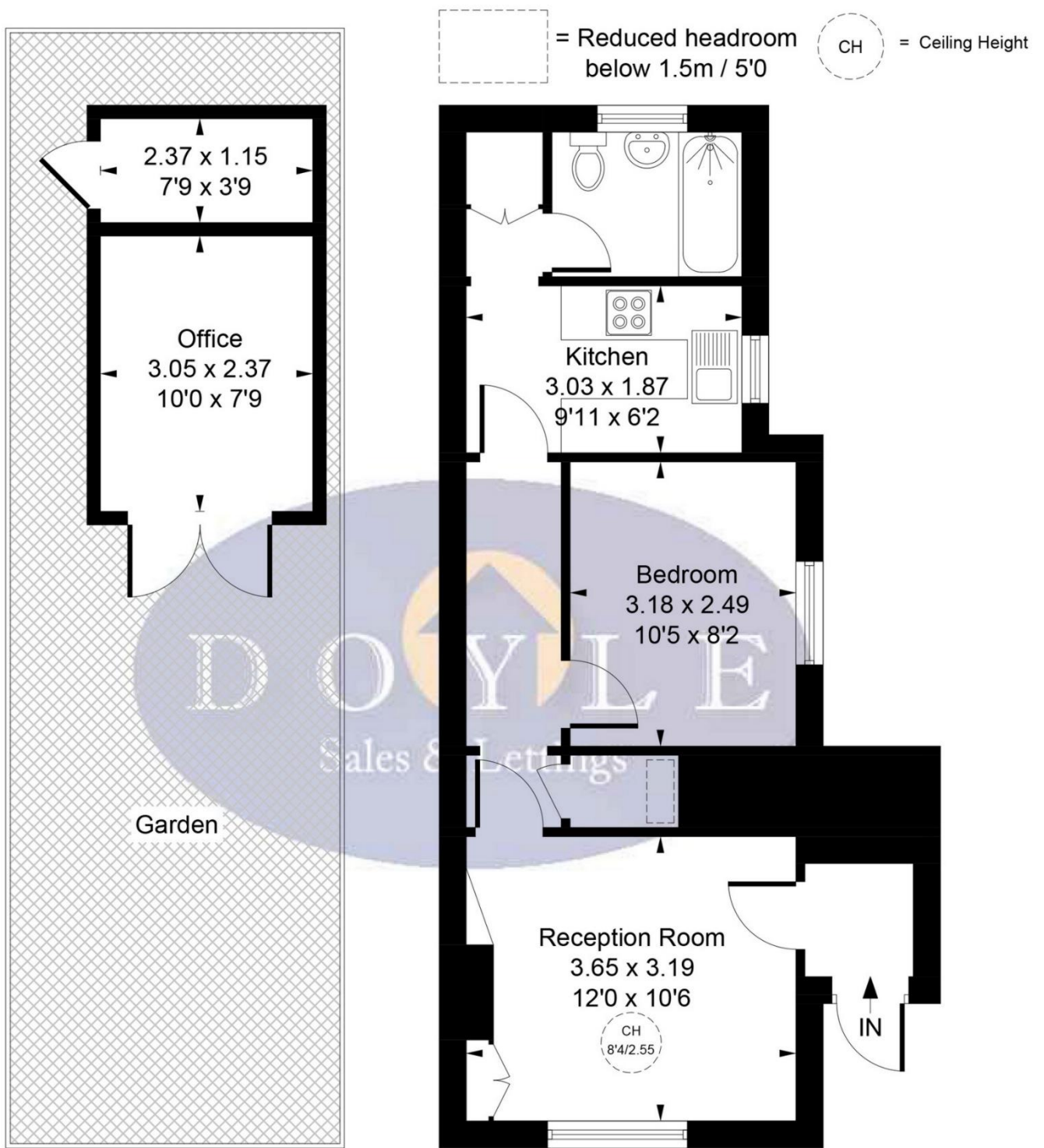
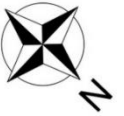
St Margarets Road, London, W7 2PP

Approximate Gross Internal Area = 37.92 sq m / 408 sq ft

Outbuilding = 10.22 sq m / 110 sq ft

Reduced Headroom = 0.35 sq m / 4 sq ft

Total = 48.49 sq m / 522 sq ft



(Not Shown In Actual Location / Orientation)

Ground Floor

Ground Floor

37.92 sq m / 408 sq ft

Reduced Headroom

0.35 sq m / 4 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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 Rating D

