



**£400,000**

**Townholm Crescent, Hanwell, W7**



- 2 Double Bedrooms
- Off Street Parking
- 760 Sq Ft
- Long Lease
- Over 50 Ft Private Garden
- Chain Free

A well presented, chain free, first floor, maisonette, with off street parking and a large garden in a convenient location of Hanwell. With 760 sq ft of accommodation the property comprises spacious reception room, 2 double bedrooms, separate kitchen and family bathroom. Further benefits include off street parking, chain free, long lease, loft space for storage and 55 ft private rear garden. Townholm Crescent is conveniently located close to the Grand Union Canal, Hanwell Station (Elizabeth line), Boston Manor Station (Piccadilly line), great schools, road networks, bus routes, parks and good shopping facilities.

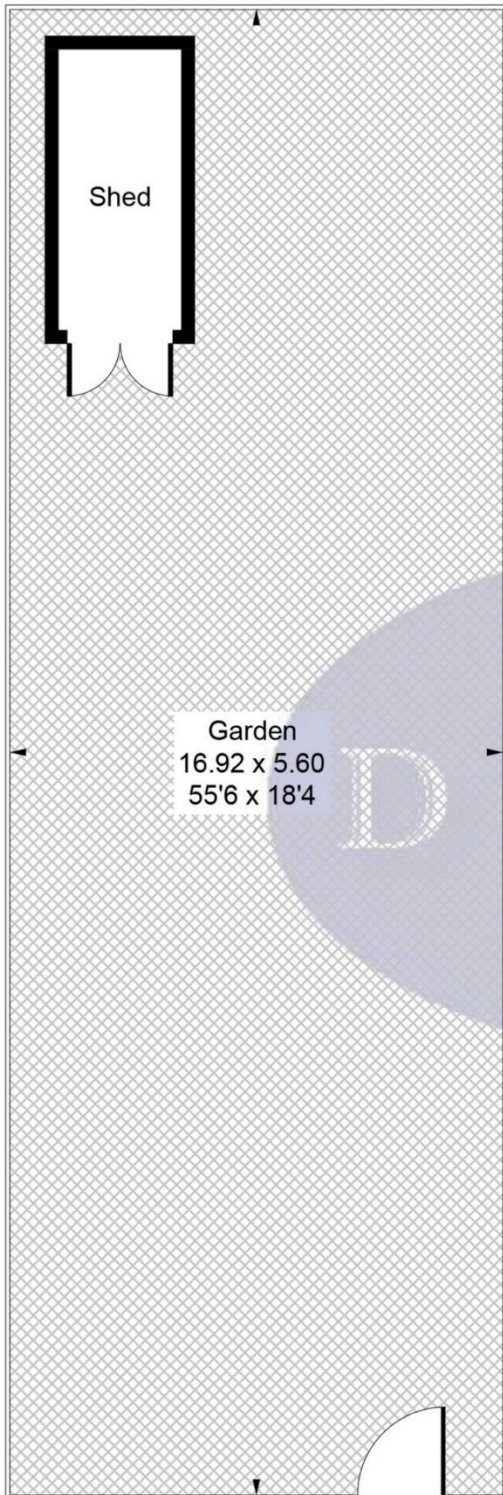
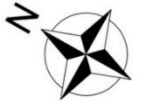






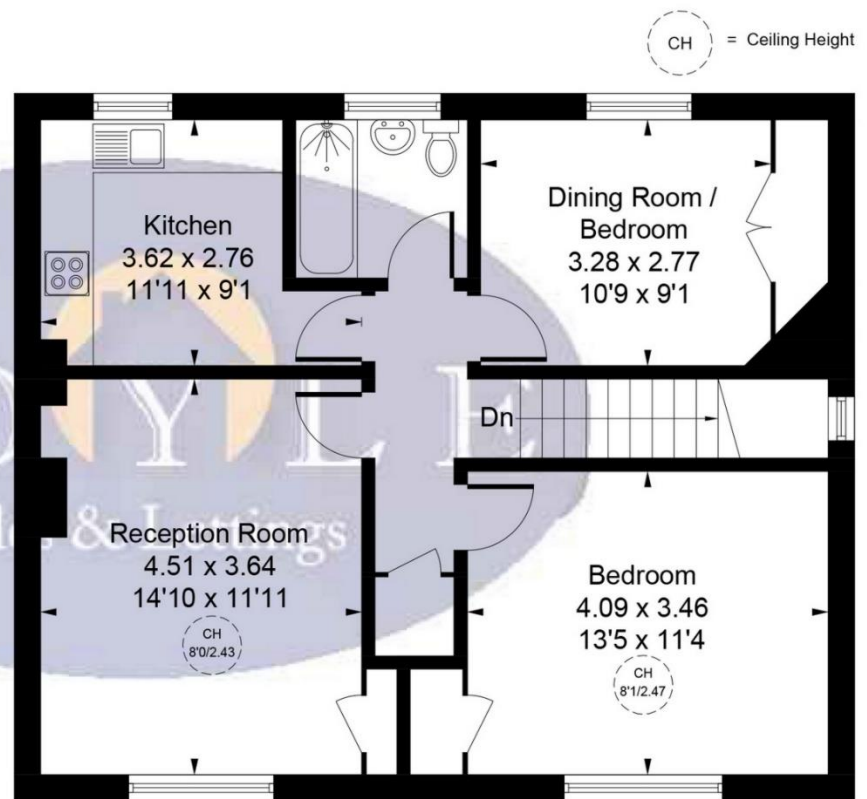
# Townholm Crescent, London, W7 2NA

Approximate Gross Internal Area = 70.61 sq m / 760 sq ft  
(Excluding Shed)

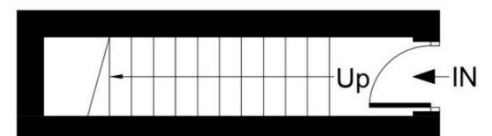


(Not Shown In Actual Location / Orientation)

**Ground Floor**



**First Floor**  
66.67 sq m / 718 sq ft



**Ground Floor**  
3.94 sq m / 42 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 Graph

