



**£350,000**

**Marlow Court, Lower Boston Road, Hanwell, W7**



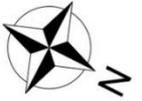
- 2 Double Bedrooms
- Garage
- Top Floor With Balony
- Off Street Parking
- 677 Sq Ft
- Chain Free

This extremely spacious two-double-bedroom second floor flat is offered for sale with no upper chain, making it an ideal opportunity for first-time buyers or buy-to-let investors. The well-proportioned accommodation comprises an entrance hall leading to a lounge with access to a private balcony with lovely views, a modern separate kitchen, a contemporary bathroom, and two double bedrooms. Additionally, the property benefits from its own garage, off street parking and is conveniently located near Hanwell mainline station (Elizabeth line) and the diverse range of shops and bus links available on Hanwell Broadway for Ealing Broadway and beyond. \* Images Of Furniture Are CGI



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Approximate Gross Internal Area  
62.9 sq m / 677 sq ft



## Second Floor

62.9 sq m / 677 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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## EPC Rating E

