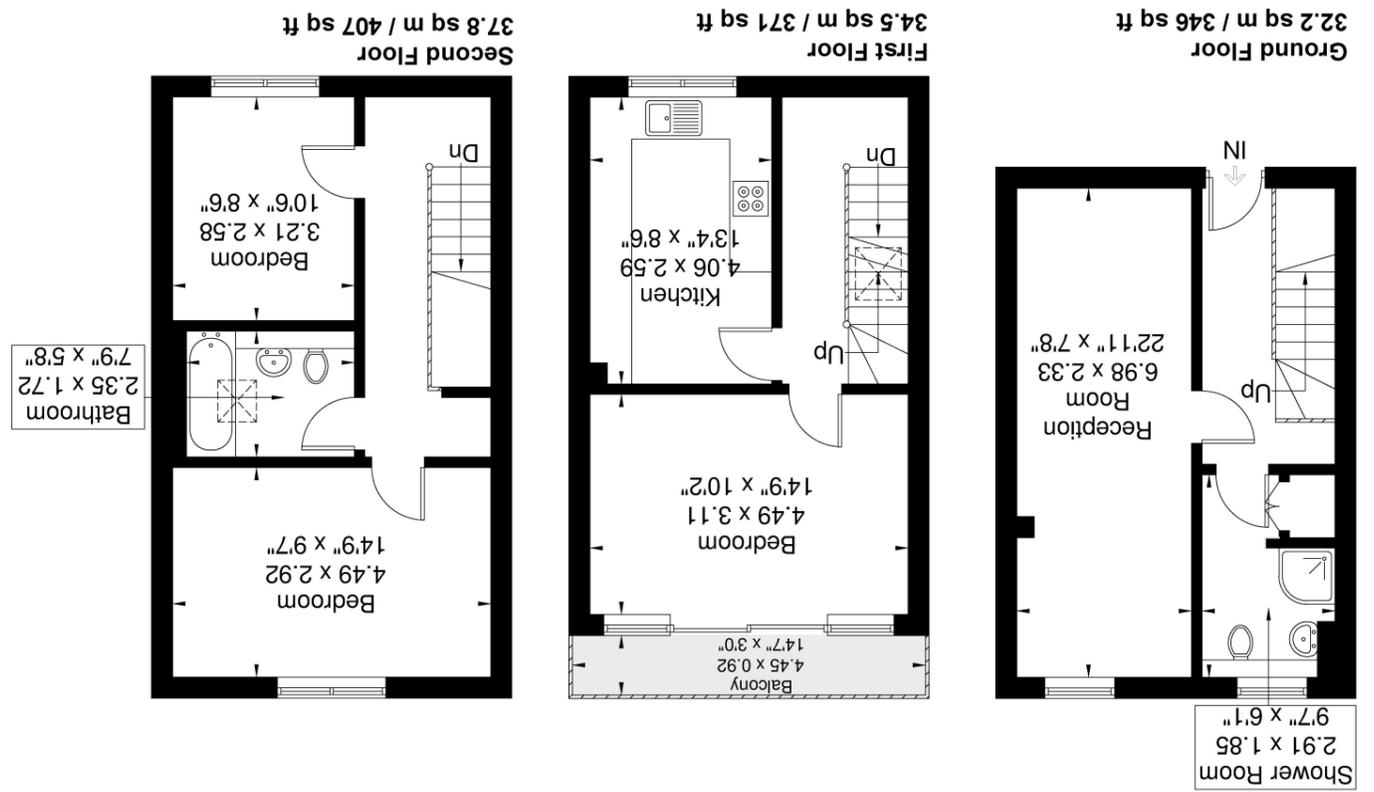


Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
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Clock Tower Mews
 Approximate Gross Internal Area = 104.5 sq m / 1124 sq ft



5 Clocktower Mews, Hanwell, London. W7 3SY.

£410,000



Set within a well-located residential development, this generously proportioned property has been rented for many years and now presents an excellent opportunity for a buy-to-let investor or value-driven purchaser looking to add their own stamp.

Arranged over multiple levels and offering flexible accommodation, the layout provides well-sized reception space, a separate kitchen, multiple bedrooms, and both bathroom and shower room facilities. While the property would benefit from cosmetic updating throughout, the fundamentals are strong, with good natural light, practical room sizes and a layout that lends itself well to refurbishment and long-term rental demand. Externally, the property benefits from a private balcony, offering pleasant outlooks over the surrounding area, as well as access to residents' parking, a valuable asset in this location. Having been consistently let, the flat is ideal for an investor seeking a project with clear upside potential, whether through modernisation, re-letting or longer-term capital growth.

With its combination of space, location and scope for improvement, this is a solid and realistic investment opportunity rather than a turnkey home. The property is conveniently positioned for local amenities, shops and transport links, making it attractive to tenants and future buyers alike. Overall, this is a sensibly priced, high-potential But To Let investment offering strong fundamentals, scope to add value, and proven rental appeal.

The location further benefits from excellent transport connections, with Uxbridge Road close by providing a wide selection of frequent bus routes offering direct links towards Ealing, Shepherd's Bush, Acton and central London. Hanwell Elizabeth Line station is also within easy reach, providing fast and convenient access into Paddington, Bond Street, Canary Wharf and Heathrow, making the property particularly appealing to commuters and long-term tenants alike.

Bedroom 3

22' 11" x 7' 5" (6.98m x 2.26m)

Bathroom

9' 5" x 6' 3" (2.87m x 1.91m)

Kitchen

13' 4" x 8' 4" (4.06m x 2.54m)

Bedroom 1

9' 8" x 14' 10" (2.95m x 4.52m)

Bedroom 2

11' 2" x 8' 5" (3.40m x 2.57m)

Bathroom 1

5' 11" x 7' 10" (1.80m x 2.39m)

