



Presented to the market in stunning order, this two bedroom first floor property comes with a wealth of benefits including a long lease. The property is situated on the fringes of the popular Olde Hanwell Area, close to multiple restaurants, cafes and shops on the Hanwell Broadway. Also close are a choice of transport links, from multiple bus links into Ealing Broadway or Boston Manor Tube station or Hanwell Elizabeth Line station providing access into Paddington, The City, Heathrow to name but a few.

The property is ready to move into after current owners have carried out refurbishment over recent years to provide a bright and contemporary living. A real must for your viewing list!

Reception Room

14' 1" x 12' 1" (4.29m x 3.68m) Front aspect double glazed window, feature fireplace, wood floor, radiator

Bedroom 1

21' 7" x 10' 5" (6.58m x 3.17m) Rear aspect double glazed window, radiator, wood floor

Bedroom 2

9' 9" x 9' 5" (2.97m x 2.87m) Front aspect double glazed window, radiator, wood floor

Kitchen

8' 8" x 8' 2" (2.64m x 2.49m) aspect double glazed window, range of eye and base level modern units with under lights, gas hob with oven under and extractor hood over, single drainer sink, part tiled walls, spot lights, tiled floor

Bathroom

6' 10" x 6' 0" (2.08m x 1.83m) Side aspect double glazed window, panel enclosed bath with shower, vanity hand wash basin, low level WC, extractor fan, tiled walls and floor

