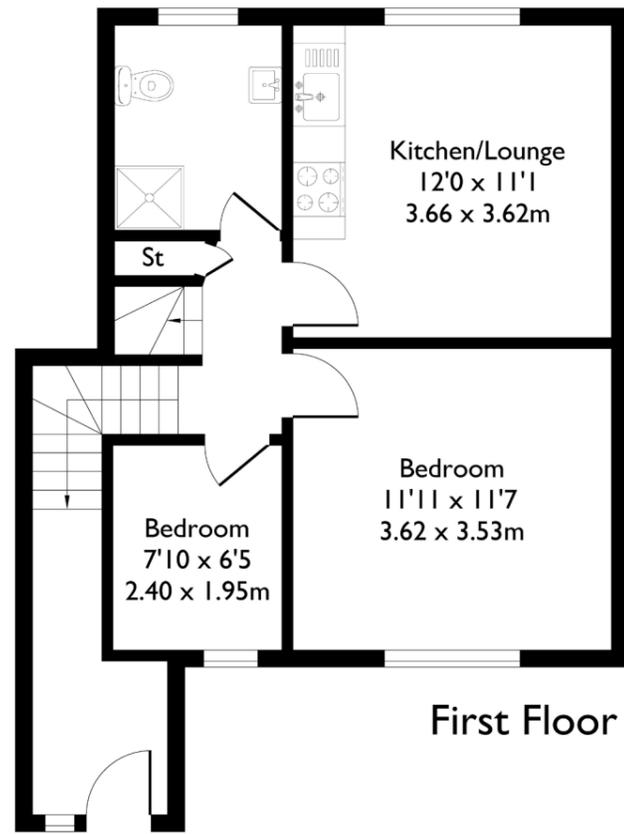
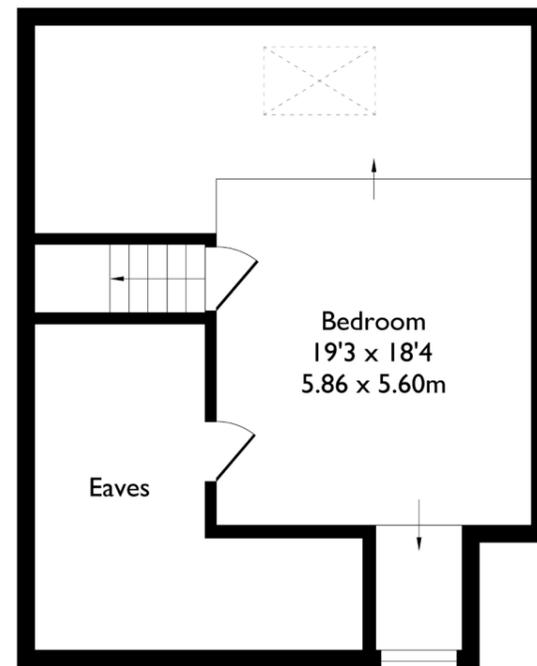


Hayden House, 44-46 Uxbridge Road, London, W7
Approximate Floor Area = 78.0 sq m / 840 sq ft



First Floor

Ground Floor



Top Floor



3 BEDROOM FLAT

Uxbridge Road, W7
£449,000

A beautifully arranged split-level flat in the heart of Hanwell, offering generous living space, characterful proportions, and excellent connectivity.

Accessed via a private ground-floor entrance, the property opens into an entrance hall with a staircase rising to the first floor, where the main living accommodation is arranged.

FEATURES

- Three Bedrooms
- One Bathroom
- Open Plan Kitchen/ Dining
- Allocated Parking Space
- Hanwell Station (Elizabeth Line)
- Hanwell/ West Ealing Amenities
- Oaklands Primary School
- EPC Rating D



3 BEDROOM FLAT

Uxbridge Road, W7 £449,000

The property comprises two double bedrooms and a single bedroom, a contemporary open-plan kitchen/dining space with high ceilings, and a well-appointed bathroom.

The impressive top-floor bedroom provides excellent proportions alongside useful eaves storage. Further benefits include an allocated parking space at the front of the property. Perfectly positioned close to Hanwell and West Ealing amenities, the flat is within easy reach of local shops, cafés, and green spaces.

It sits within the catchment area of the highly regarded Oaklands Primary School and Elthorne Park High School, adding strong appeal for families. Hanwell Station (Elizabeth Line) is approximately a 10-minute walk away, providing fast and convenient connections into Central London.

A superb opportunity to acquire a spacious, well-located home combining character, practicality, and excellent transport links.

EPC Rating D.