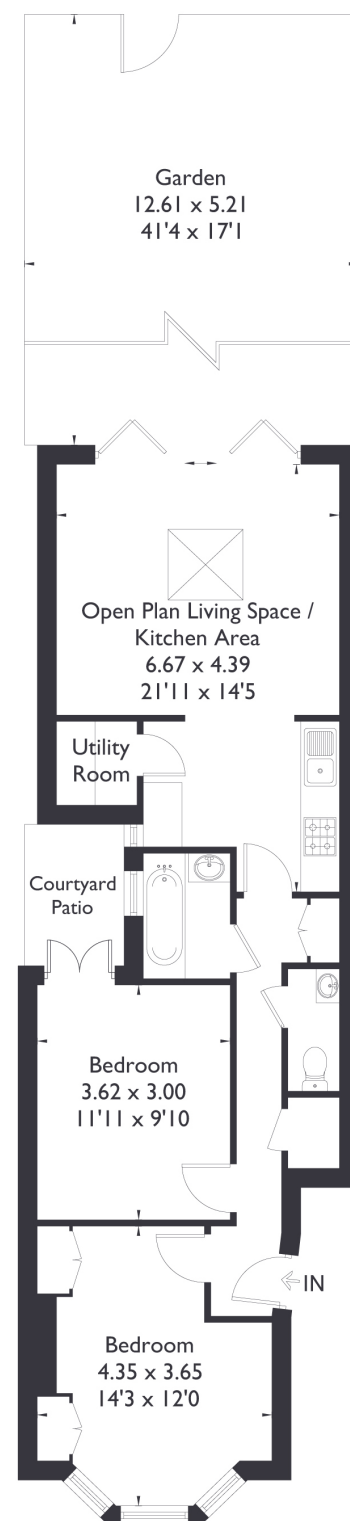


## Church Road, W7 1LB

Approximate Floor Area = 64.0 sq m / 689 sq ft  
Outbuilding = 4.1 sq m / 44 sq ft  
Total = 68.1 sq m / 733 sq ft



Ground Floor



### 2 BEDROOM FLAT

## Church Road, W7

£575,000

Welcome to this well presented ground floor, two bedroom garden flat in a prime Hanwell location. The open plan kitchen and living area seamlessly extend to a beautiful private garden, creating a bright and inviting space. Both bedrooms are generously sized, one featuring a charming bay window and the other with access to a small courtyard.

### FEATURES

- Two Bedrooms
- One Bathroom/ Separate W/C
- Open Plan Kitchen/Living
- Private Garden
- Hobbayne Primary School And Drayton Manor Catchment
- Hanwell Station (Elizabeth Line)
- EPC Rating D





2 BEDROOM FLAT

Church Road, W7  
£575,000

The property also benefits from ample storage, a separate utility space, and a convenient separate W/C.

Just a five minute walk from Hanwell Station (Elizabeth Line) and Greenford Avenue's amenities, it also falls within the catchment area for Hobbayne Primary School. EPC Rating D.

