



Carlton Court
Approximate Gross Internal Area = 45.8 sq m / 492 sq ft



Flat 5 Carlton Court, Studley Grange Road, London. W7 2LU.

£325,000



Two bedroom flat located in the heart on the Victorian Enclave on Olde Hanwell. The property is situated on the second floor and is in need of updating but still comes with benefits including a long lease and its location means you have a picturesque walks along the Grand Union canal, King George Playing fields for kids and both Boston Manor Piccadilly Line station and Hanwell Elizabeth Line station all with in walking distance.

The property currently comprises two bedrooms (one large double and one single) large reception, fitted kitchen and bathroom.

Reception Room

15' 7" x 11' 9" (4.75m x 3.58m) Front aspect double glazed window, storage heater, laminate floor

Kitchen

8' 11" x 6' 11" (2.72m x 2.11m) Rear aspect double glazed window, range of eye and base level basic units with single drainer sink, plumbing and space for washing machine, electric cooker point

Bedroom 1

11' 7" x 10' 2" (3.53m x 3.10m) Front aspect double glazed window, storage heater

Bedroom 2

6' 6" x 5' 10" (1.98m x 1.78m) Side aspect window

Bathroom

Rear aspect double glazed window, panel enclosed bath with electric shower, low level WC,

