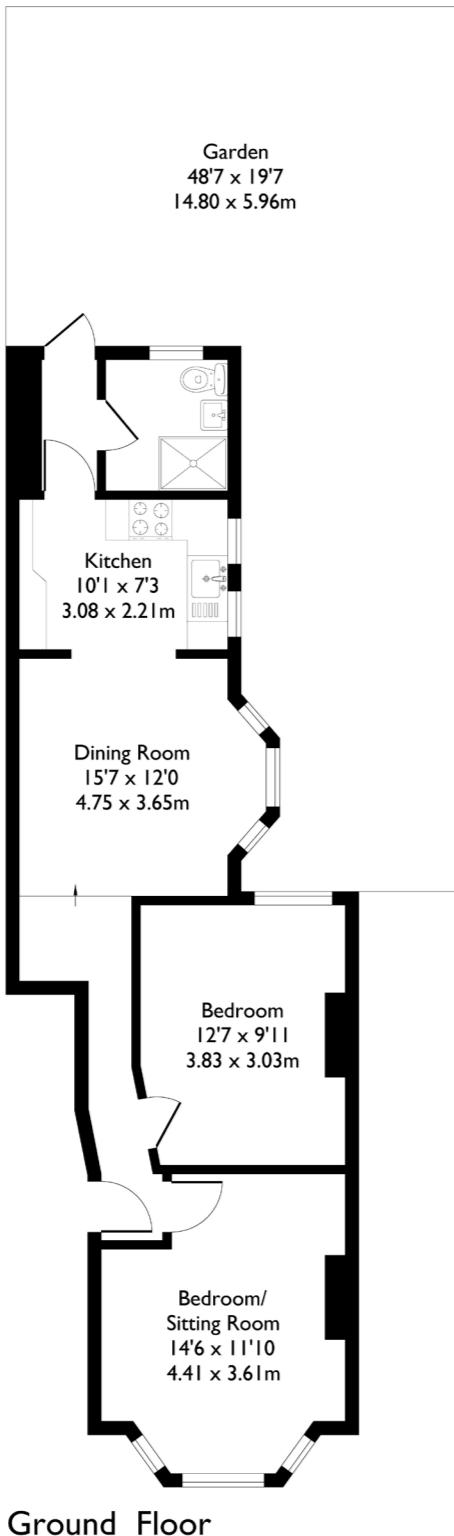
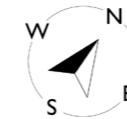


**Elthorne Park Road, London, W7**  
Approximate Floor Area = 56.5 sq m / 609 sq ft



**2 BEDROOM FLAT**

**Elthorne Park Road, W7**  
Guide Price £475,000

Welcome to this well-presented ground-floor, two-bedroom garden flat, ideally located in the heart of Hanwell.

The property offers two generously sized bedrooms and a bright living space that flows through to the kitchen, with the bathroom positioned to the rear. From here, you step out onto a private garden with side access — ideal for entertaining or enjoying outdoor space. The flat also offers potential to extend, subject to the usual planning permissions.

**FEATURES**

- Two Bedrooms
- One Bathroom
- Separate Kitchen/Living Space
- Private Garden
- Potential to Extend (STPP)
- Boston Manor/Hanwell Station (Elizabeth Line)
- Oaklands Primary School/Elthorne Park High School
- EPC Rating D



2 BEDROOM FLAT

## Elthorne Park Road, W7

The property falls within the catchment area for Oaklands Primary School and Elthorne High School.

Boston Manor Station (Piccadilly Line) is a 10-minute walk away and Hanwell Station (Elizabeth Line) is a 20 min walk offering excellent transport links into Central London and beyond. The property is also just a stone's throw from Elthorne Park, providing immediate access to beautiful green open space, as well as being close to local amenities. EPC Rating D.

