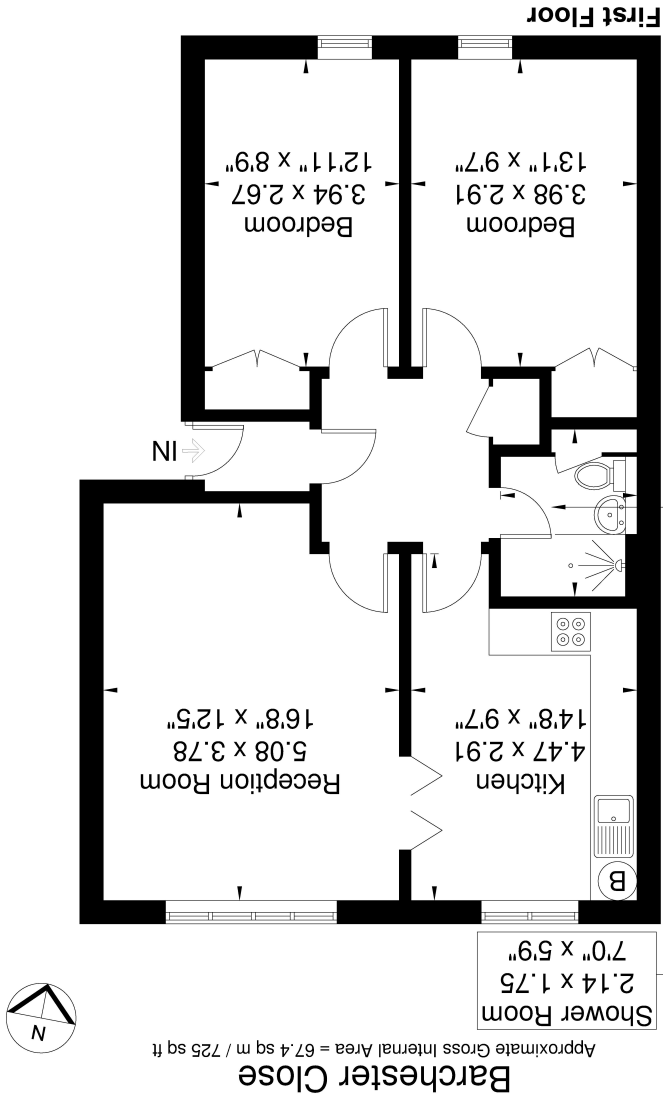


Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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15 Barchester Close Uxbridge Road, Hanwell,
LONDON. W7 3XA.

£360,000

Set within a well-maintained development in a quiet residential close, this spacious two-bedroom apartment offers approximately 725 sq ft (67.4 sq m) of well-balanced accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

Upon entering the property, you are welcomed into a generous central hallway providing access to all principal rooms and excellent storage. The reception room (16'8" x 12'5") is a fantastic size, offering clearly defined living and dining space. Large windows allow plenty of natural light to flood the room, creating a bright and airy atmosphere perfect for both relaxing and entertaining. The kitchen (14'8" x 9'7") is larger than average for this style of property and provides ample worktop and cupboard space, with room for additional storage or informal dining if desired.

The layout is practical and well-proportioned, making it ideal for day-to-day living. There are two excellent double bedrooms. The principal bedroom measures 13'1" x 9'7", offering generous proportions and space for wardrobes and additional furniture. The second bedroom, 12'11" x 8'9", is another well-sized double — perfect as a guest room, children's room or home office. The property also benefits from a modern shower room (7'0" x 5'9"), thoughtfully laid out and finished in a clean, contemporary style.

Externally, the development provides residents' parking and communal areas, all set within a quiet and convenient location.

The property is ideally positioned close to local shops, supermarkets and everyday amenities, with excellent transport connections nearby. Hanwell Elizabeth Line Station provides fast and direct access into Ealing Broadway, Paddington, Bond Street, Tottenham Court Road and Canary Wharf, making commuting into Central London simple and efficient. There are also regular bus routes serving Ealing and the surrounding areas, further enhancing connectivity.

Overall, this is a well-proportioned, ready-to-move-into apartment offering strong room sizes throughout — something that genuinely sets it apart from many other two-bedroom flats on the market.

Lounge (Reception)

16' 8" x 12' 5" (5.08m x 3.78m)

Kitchen/ Breakfast Room

14' 8" x 9' 7" (4.47m x 2.92m)

Bathroom

7' 0" x 5' 9" (2.13m x 1.75m)

Bedroom 1

13' 1" x 9' 7" (3.99m x 2.92m)

Bedroom 2

12' 11" x 8' 9" (3.94m x 2.67m)

