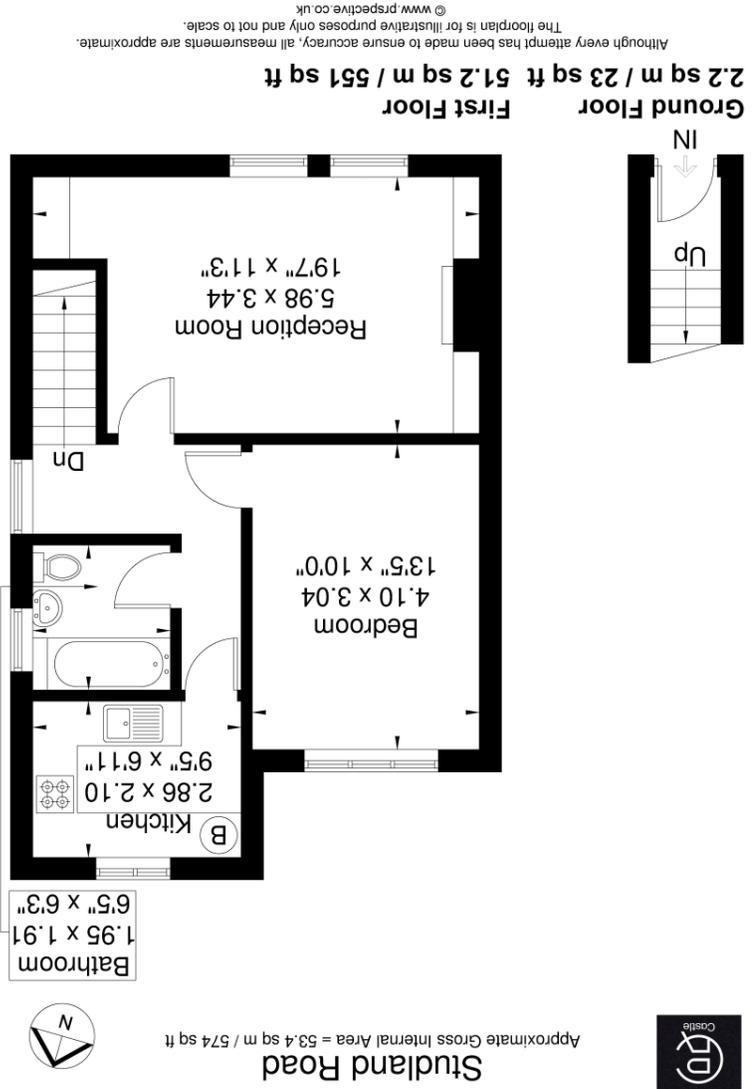


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	71



46 Studland Road, Hanwell, LONDON. W7 3QX.

£299,000

Situated on the popular Studland Road in Hanwell, this well-proportioned one-bedroom first floor flat offers an excellent opportunity for first-time buyers or investors looking to purchase in a well-connected West London location.

Offered to the market chain free and with the benefit of a new lease on completion, the property provides a fantastic chance to secure a home with long-term value in an increasingly sought-after area. The flat offers approximately 574 sq ft of accommodation and is arranged with a spacious and bright reception room to the front, providing ample space for both living and dining. Large windows allow plenty of natural light to fill the room, creating a comfortable and welcoming environment. The separate kitchen is positioned to the rear of the property and offers practical workspace with potential for buyers to update or personalise to their own taste. The bedroom is well-proportioned and provides generous space for storage and furnishings, while the bathroom is conveniently located off the hallway.

The overall layout is both practical and comfortable, making it an ideal home for a first-time buyer looking to step onto the property ladder. A particularly attractive feature of the property is the private garden, offering valuable outdoor space that is perfect for relaxing, entertaining, or gardening. Outdoor space is increasingly desirable in London flats, making this an appealing addition for prospective buyers. Studland Road is well positioned for local amenities, with a variety of shops, cafés and everyday conveniences nearby.

The property also benefits from excellent transport connections, with regular bus routes close by providing easy access to surrounding areas including Hanwell Broadway and Ealing. Hanwell Station, served by the Elizabeth Line, is within easy reach and offers fast and convenient access into Central London, including Paddington, Bond Street, Tottenham Court Road and Canary Wharf, making the property particularly appealing for commuters.

With its combination of chain-free status, private garden, new lease and convenient transport links, this flat represents an ideal first-time purchase in a popular and well-connected part of Hanwell.

#### Lounge (Reception)

19' 7" x 11' 3" (5.97m x 3.43m)

#### Bathroom

6' 5" x 6' 3" (1.96m x 1.91m)

#### Bedroom

13' 5" x 10' 0" (4.09m x 3.05m)

#### Kitchen

9' 5" x 6' 11" (2.87m x 2.11m)

#### Garden

