

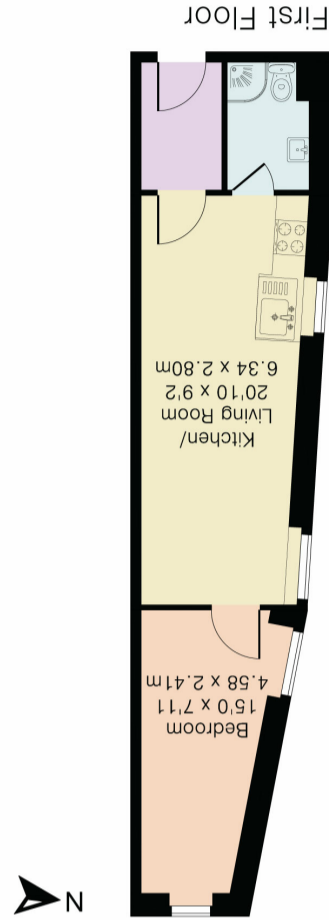
| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 75 | 75 |

| 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) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN



Approximate Gross Internal Area 339 sq ft – 32 sq m



19a Flat 3, Boston Road, London. W7 3SJ.

£225,000

Calling all Investors or Buy to Let landlords!

First floor studio flat located in the heart of Hanwell Broadway. Local cafe's, restaurants, supermarket and all day to day needs are located on your doorstep ! Multiple bus services and Hanwell Elizabeth Line station are also within a short walk providing access throughout Central London.

The flat also has plans drawn to add a mezzanine area, building upon the current living area. Other benefits include gas central heating, double glazing and it is being sold with a new lease of 125 years.

The property is currently let on an assured shorthold tenancy. Hence the need for an investor. There is also the opportunity to purchase the neighbouring two bedroom flat, along with the freehold to the building.

Studio

20' 10" x 9' 2" (6.35m x 2.79m) Two side aspect double glazed windows, eye and base units with stainless steel sink, electric hob with oven under and extractor hood over, plumbing and space for washing machine, radiator

Shower Room

Shower cubicle, low level WC, vanity wash hand basin, part tiled walls, tiled floor

Bedroom Area

15' 0" x 7' 11" (4.57m x 2.41m) Dual aspect double glazed window, radiator

