Castle

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		79
D (55-68)	77	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

First Floor

Bedroom
2.88 x 2.53
9'5" x 8'4"

IN

Kitchen
2.13 x 1.81
7'0" x 5'11"

Bathroom
2.11 x 1.57
6'11" x 5'2"

Reception Room
4.56 x 4.52
15'0" x 14'10"

B

N

Osterley Views

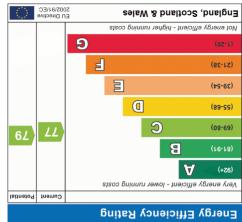Approximate Gross Internal Area = 39 sq m / 419 sq ft

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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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Flat 7 Osterley Views, West Park Road, Southall, Greater London. UB2 4UN.

£280,000

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A fantastic opportunity to acquire this one bedroom flat located in an exclusive gated development on the Hanwell borders. The impressive apartment is located on the first floor of this imposing, Grade II listed building dating back to the 1800's. The property is well presented throughout and features character throughout with high ceilings, original windows, gas central heating and a video entry phone. It is also being sold with no onward chain!

Situated in the heart of this well established gated development, tucked away just behind the Uxbridge Road on the borders of Hanwell with various bus links into Ealing town centre and within easy reach of Hanwell Elizabeth Line Station providing speedy access to Ealing Broadway, Heathrow, Paddington, Bond St and the City. Boston Manor Piccadilly Line tube station is also easily accessible and green open spaces of the Viaduct meadow through to Brent Valley park and golf course, plus pleasant canal-side walks, are all close at hand.

Reception Room

15' 0" x 14' 10" (4.57m x 4.52m) Two front aspect original windows, radiator, fitted cupboard, leading to

Kitchen

7' 0" x 5' 11" (2.13m x 1.80m) Front aspect original window, range of eye and base level modern units with single drainer sink, plumbing and space for washing machine, electric hob with oven under and extractor hood over, wall mounted boiler

Bathroom

Panel enclosed bath with shower, low level WC, pedestal wash hand basin, heated towel rail, tiled walls and floor

Bedroom

9' 5" x 8' 4" (2.87m x 2.54m) Front aspect original window, laminate floor, radiator

Outside

Ample parking. Picturesque gardens with pond