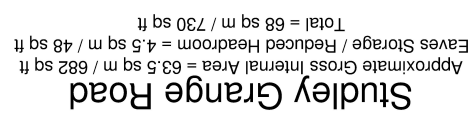


Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.

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Recently refurbished three bedroom split level contemporary flat that offers modern & spacious living in sought after Victorian enclave of Olde Hanwell. The location results in an easy reach of Boston Manor Piccadilly Line and Hanwell Elizabeth Line Stations and conveniently placed for pleasant canal side walks, green open spaces. The popular King George's Field 'Sandy Park' with it's eco-playground, is close by along with Elthorne Park and the well regarded St.Mark's primary and Elthorne secondary schools, are within easy walking distance.

Consisting of a lovely open plan kitchen/living area, The first floor offers two double bedrooms and a luxury bathroom, the converted loft now offers a master bedroom with en-suite. Altogether making the property a fantastic family home

Lounge (Reception)

15' 4" x 11' 5" (4.67m x 3.48m) Two front aspect double glazed windows, laminate floor, open plan with

Kitchen

Range of eye and base level units, gas hob with oven under and hood above, wall mounted boiler, fitted fridge freezer, wooden floor, spotlights, radiator

Shower Room

Side aspect double glazed window, tiles walls and floor, shower, hand wash basin, low-level W.C., heated towel rail

Bedroom 1

15' 3" x 10' 11" (4.65m x 3.33m) Rear aspect double glazed windows, radiator, spotlights

En-Suite Bathroom

Velux style double glazed window, tiled walls and floor, heated towel rail, hand wash sink, low-level W.C.

Bedroom 2

12' 4" x 9' 5" (3.76m x 2.87m) Rear aspect double glazed window, radiator, spotlights

Bedroom 3

11' 7" x 9' 5" (3.53m x 2.87m) Rear aspect double glazed window, radiator, spotlights

