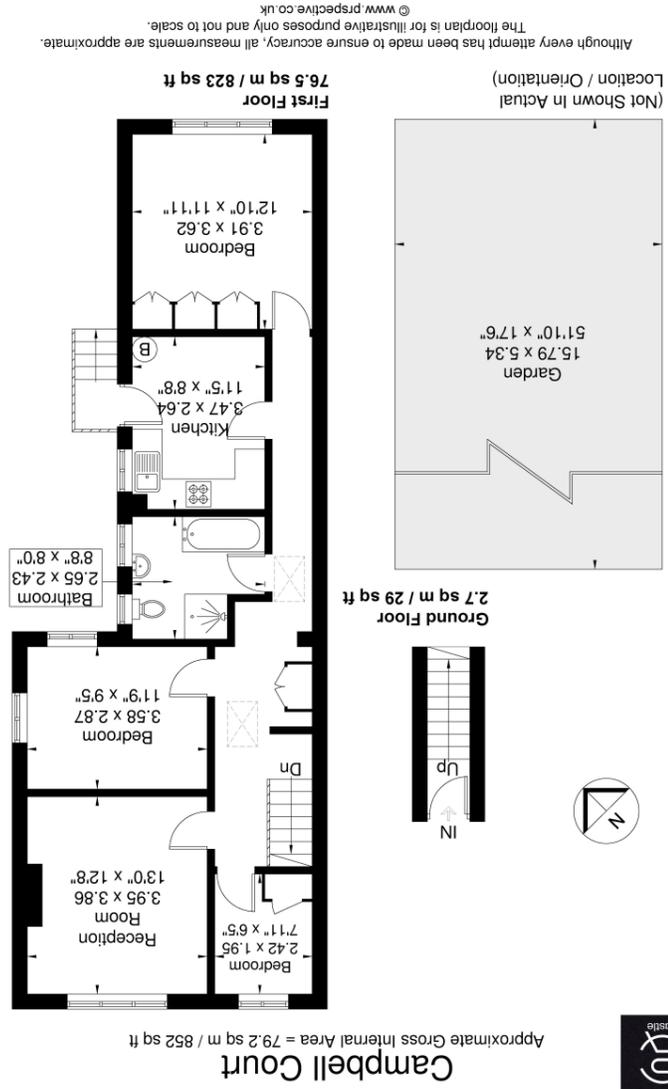


Energy Efficiency Rating	
Current	Potential
47	60
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	



7 Campbell Court Campbell Road, Hanwell, London. W7 3ED.

£525,000

Located in the highly desirable Golden Manor area, this beautifully presented three-bedroom apartment offers a perfect blend of style, space, and convenience—literally in front of Hanwell Elizabeth Line Station.

The property benefits from its own private front door, leading into a bright hallway with two skylights. A spacious front lounge provides an ideal space for relaxing or entertaining. There are two generous double bedrooms with fitted wardrobes and a well-sized single bedroom. The modern bathroom features both a bathtub and a separate shower.

To the rear, a fully fitted kitchen with space for dining leads down via a staircase to a large, private garden—easy to maintain and perfect for outdoor living. With excellent transport links, local shops, and green spaces nearby, this exceptional home offers comfortable living in one of Hanwell's most sought-after neighbourhoods.

Reception room

3.95m x 3.86m (13' 0" x 12' 8") Large Front aspect double glazed window, radiator

Kitchen

3.47m x 2.64m (11' 5" x 8' 8") Range of base and eye level units, with gas cooker point, oven, plumbing and space for washing machine, sink, door leading into garden space, boiler.

Bathroom

3.47m x 2.64m (11' 5" x 8' 8") Bath and separate shower, wall mounted sink, low level WC, heated towel rail, Side aspect double glazed windows

Bedroom 1

2.42m x 1.95m (7' 11" x 6' 5") Front aspect double glazed window, built in wardrobe, radiator

Bedroom 2

3.58m x 2.87m (11' 9" x 9' 5") Two rear aspect double glazed windows, radiator

Bedroom 3

3.91m x 3.62m (12' 10" x 11' 11") Large double glazed windows rear aspect view, built in wardrobe radiator

Garden

15.79m x 5.34m (51' 10" x 17' 6") Large outdoor space, patio space.

