



castle

**11 The Heath, Lower Boston Road
Hanwell, LONDON, W7 3UB
£325,000**



Castle Residential are pleased to offer to the market this beautifully presented first floor maisonette situated on the fringes of the ever popular and fashionable Olde Hanwell area within a short distance to shops and bus routes to Ealing Broadway, as well as Hanwell Station (with forthcoming Cross Rail link). The property benefits from a modern fitted kitchen and bathroom, gas central heating, two double bedrooms and has the added benefit of a long lease.

Kitchen

8'9 x 8'1 (2.67m x 2.46m) Rear aspect double glazed window, range of eye and base level modern units with wooden worktop, electric hob and oven under with extractor hood over, integral stainless steel one and half bowl sink with mixer tap, mosaic tiled splash back, plumbing and space for dish washer, laminate floor

Bathroom

Side aspect frosted double glazed window, panel enclosed bath with wall mounted shower, pedestal wash hand basin, low level WC, heated towel rail, tiled walls and floor

Lounge (Reception)

14'1 x 12'2 (4.29m x 3.71m) Front aspect double glazed window, laminate floor, telephone point

Bedroom 1

12'9 x 10'4 (3.89m x 3.15m) Rear aspect double glazed window, fitted wardrobes, radiator, laminate floor

Bedroom 2

9'9 x 9'4 (2.97m x 2.84m) Rear aspect double glazed bow window, laminate floor, radiator

