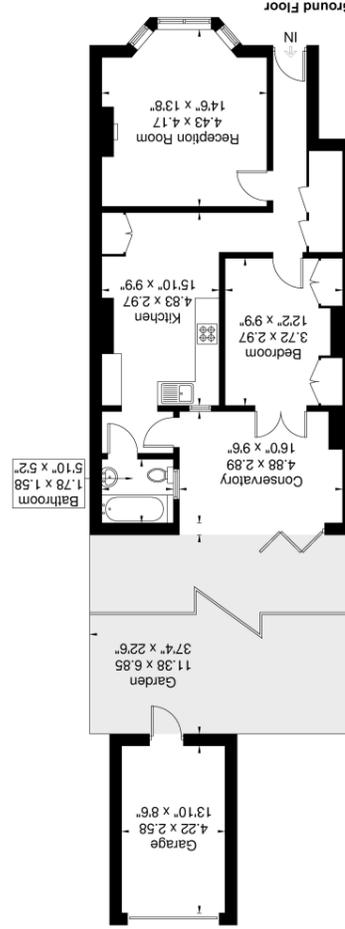


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential
65	76
Energy Efficiency Rating	

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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Deans Road
 Approximate Gross Internal Area = 70.1 sq m / 754 sq ft
 Garage = 10.9 sq m / 117 sq ft
 Total = 81 sq m / 871 sq ft



1A Deans Road, Hanwell, LONDON. W7 3QD.

£425,000

Offered to the market with no onward chain, this beautifully presented ground floor period converted garden maisonette should be a must for you list. The property situated on a popular tree lined road within Hanwell is a short walk from the wide range of restaurants , cafes and shops on the Broadway including multiple bus services in and around Ealing. Also close by Hanwell Elizabeth Line Station offers direct access into the City, Paddington, Heathrow and beyond. Boston Manor Piccadilly line station is also very accessible.

The flat itself has numerous benefits including period features, gas central heating, large kitchen/diner, and two receptions. Outside there is a landscaped private garden with mature trees and raised plant beds, At the rear is a converted outbuilding with power and light that could be used for an array of possibilities, home office or studio or back into a garage approached via a secure gated entrance.

Lounge (Reception)

14' 6" x 13' 8" (4.42m x 4.17m) Front aspect bay sash windows, feature fireplace, radiator, wooden floor

Kitchen

15' 10" x 9' 9" (4.83m x 2.97m) Rear aspect window, range of eye and base level units with gas cooker point, stainless steel single drainer sink, spot lights, tiled floor, radiator, plumbing and space for washing machine, rear aspect door to lobby

Bedroom

12' 2" x 9' 9" (3.71m x 2.97m) Rear aspect window and doors, fitted wardrobes, wooden floor, radiator

Sun Room / Conservatory

16' 0" x 9' 6" (4.88m x 2.90m) Double glazed bi folding doors opening onto garden

Bathroom

Side aspect window, panel enclosed bath with shower, low level W.C, pedestal wash hand basin, part tiled walls

Garden

Stunning landscaped private rear garden consisting of a wide range of mature shrubs and trees, raised beds with power cables for lighting, surrounding lawned area, all approached via a patio area, hot and cold outside taps, electrical power points. Path leading onto a raised seated area at the rear with access to outbuilding

Garage / Outhouse

13' 10" x 8' 6" (4.22m x 2.59m) Accessed via private gated entrance to the rear. The building has Front aspect window, electric roller door, power points, light

