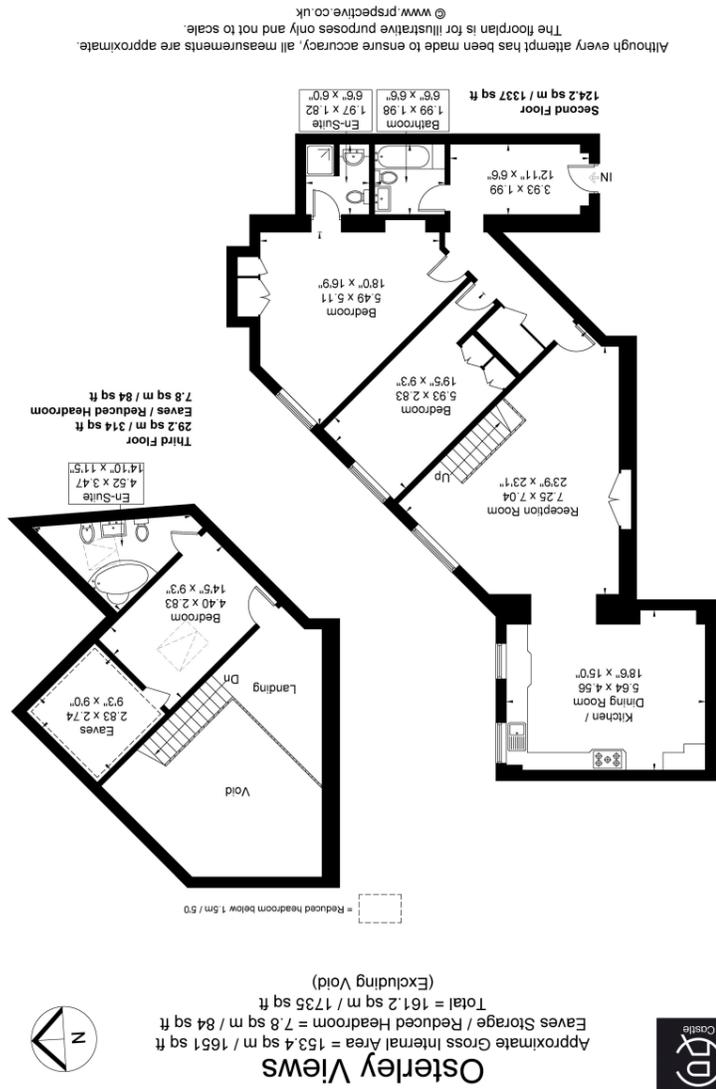


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current Potential	62
	83



60 Osterley Views, West Park Road, Hanwell Borders,  
 Southall, Greater London. UB2 4AF. £495,000

A rare opportunity to acquire this exceptionally bright and spacious, split level three bedroom, three bathroom in an exclusive gated development on the Hanwell borders. A unique opportunity to acquire this impressive 'duplex, penthouse apartment' is located on the second and top floors of this imposing, Grade II listed building dating back to the 1800's. Offering over 1,650 square feet of living space, boasting well maintained, gated communal gardens and ample off-street parking. Exceptionally spacious accommodation includes vast hallway, large fitted kitchen and dining room, light and airy living room with mezzanine gallery - an ideal bright work space with velux windows and the original character iron frame work. The three double bedrooms, 3 full bathrooms (2 en-suite). It features character sash windows, gas central heating and a video entry phone.

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.

#### Kitchen / Diner

18' 6" x 15' 0" (5.64m x 4.57m) Two rear aspect sash windows, large wide range of eye and base level units, single drainer and one and half bowl sink, large 'Arga' style cooker with extractor hood over, wall mounted boiler, laminate floor, radiator , plumbing and space for washing machine

#### Living Room / Mezzanine Gallery

23' 9" x 23' 1" (7.24m x 7.04m) Rear aspect sash window, laminate floor, radiator, glassed alcove, stairs leading to large mezzanine gallery ideal for an office area

#### Bedroom 1

18' 0" x 16' 9" (5.49m x 5.11m) Rear aspect sash window, fitted wardrobe, radiator, door to

#### En Suite

Shower cubicle, low level WC, vanity wash hand basin, radiator

#### Bedroom 2

19' 5" x 9' 3" (5.92m x 2.82m) Rear aspect sash window, radiator, fitted wardrobe

#### Bathroom

Panel enclosed bath with shower, low level WC, vanity wash hand basin, tiled , radiator

#### Bedroom 3

14' 5" x 9' 3" (4.39m x 2.82m) Rear aspect sash window, radiator, fitted wardrobe, door to large storage room. Access to en suite

#### En suite

Rear aspect velux window, panel enclosed bath with shower, vanity wash hand basin, low level WC, tiled, radiator

#### Outside

Parking accessed via electronic gates, stunning well kept communal grounds

