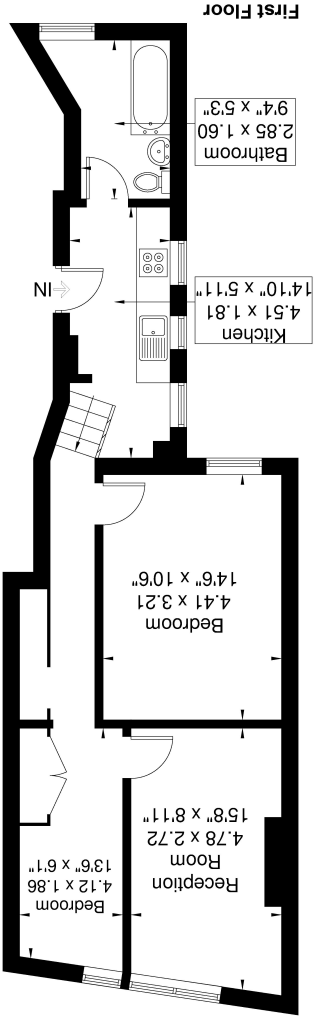


Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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The Broadway

Approximate Gross Internal Area = 56.5 sq m / 608 sq ft



Rear of 7a The Broadway, Hanwell, London. W7 3JA.

£225,000

Set in the heart of Hanwell, this two-bedroom first-floor apartment offers generous proportions, period character, and exceptional convenience for local shops, transport, and amenities. Positioned on The Broadway, the property sits moments from the green spaces of Elthorne Park and the River Brent, making it an ideal choice for buyers seeking both comfort and connectivity.

The accommodation spans over 600 sq ft and comprises two well-sized double bedrooms, a bright reception room, a galley-style kitchen, and a modern bathroom. High ceilings and large sash-style windows fill the rooms with natural light, enhancing the sense of space throughout. The kitchen provides good storage and workspace, while both bedrooms are spacious enough to accommodate fitted furniture or a work-from-home setup.

To the rear, there is a shared courtyard area offering useful outdoor space and private storage. The flat is presented in good condition but would benefit from light cosmetic updating, making it an excellent opportunity for buyers wanting to add value or personalise a home to their taste. Perfectly located on The Broadway, residents enjoy doorstep access to a range of independent shops, cafés, and restaurants. Transport links are superb — Hanwell Station (Elizabeth Line) provides fast connections into Paddington, Bond Street, Canary Wharf and Heathrow Airport, while multiple bus routes serve Ealing Broadway, Greenford and Southall. The A40 and M4 are also easily accessible by car.

Families will appreciate the excellent local schools nearby, including Drayton Manor High School and Brentside High School, both highly regarded in the area. This charming apartment blends space, convenience, and location, offering a great opportunity for first-time buyers, investors, or those seeking a well-connected London base in a vibrant neighbourhood.

Kitchen

14' 10" x 5' 11" (4.52m x 1.80m)

Reception

15' 8" x 8' 11" (4.78m x 2.72m)

Bedroom

14' 6" x 10' 6" (4.42m x 3.20m)

Bedroom

13' 6" x 6' 1" (4.11m x 1.85m)

Bathroom

