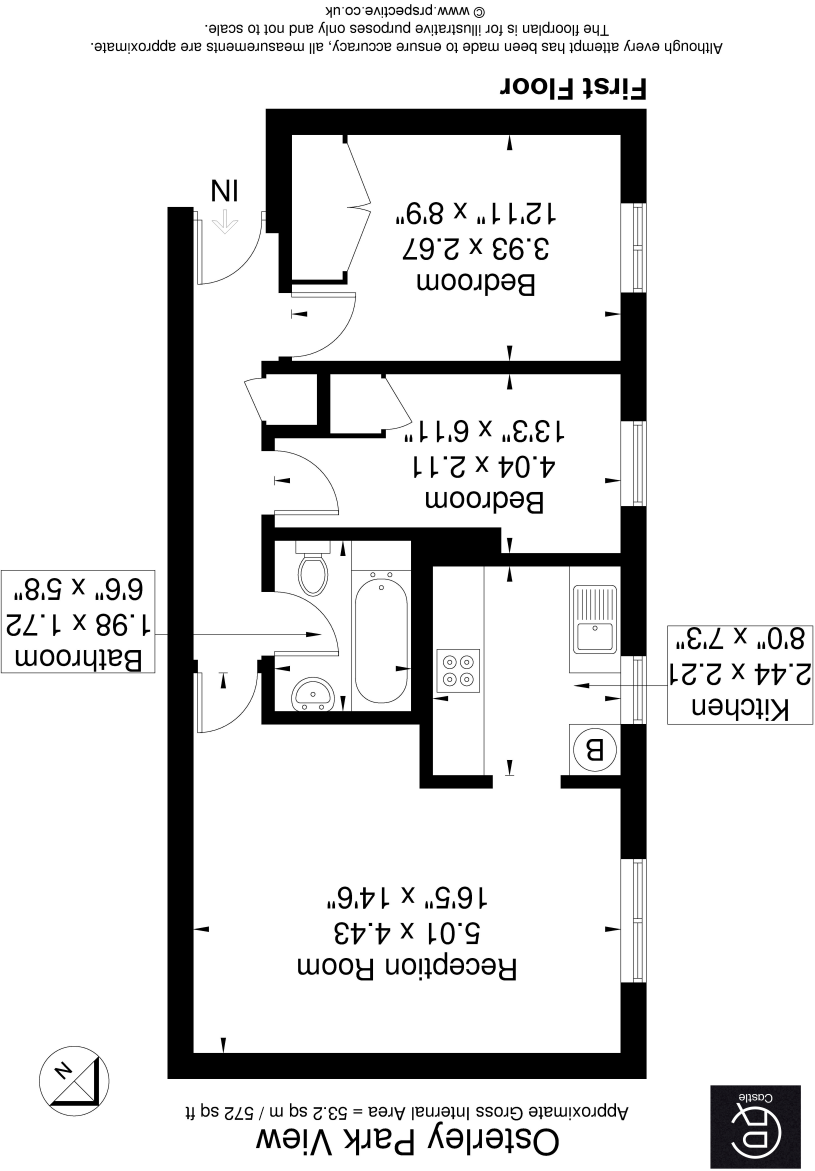


Energy Efficiency Rating		
England, Scotland & Wales		
Not energy efficient - higher running costs		
Very energy efficient - lower running costs		
Current		
Potential		
EU Directive 2002/91/EC		
Energy Efficiency Rating		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
77		
79		



Flat 6, 30 Osterley Park View Road, Hanwell,
LONDON. W7 2HH.

£395,000

Set within a well-maintained purpose-built development, this bright and well-proportioned two-bedroom first-floor apartment offers spacious living and excellent potential to personalise. The property is offered chain-free and ready to move into, while still allowing plenty of scope for cosmetic improvement — an ideal opportunity for first-time buyers, investors, or anyone looking to add value through refurbishment.

The accommodation comprises a generous 16'5 x 14'6 reception room filled with natural light, a separate fitted kitchen, two bedrooms, and a family bathroom. The layout flows comfortably, with well-defined spaces for living, dining, and relaxing. Both bedrooms enjoy peaceful rear-facing aspects, while the large windows throughout the flat create a bright and airy feel. Externally, residents benefit from allocated parking to the rear of the building and a secure communal entrance. The block itself enjoys an attractive brick façade and a well-kept courtyard, contributing to a friendly and convenient living environment.

Osterley Park View is perfectly located for easy access to Hanwell, Southall, and Ealing, offering a great balance of quiet residential surroundings with excellent connectivity. Hanwell Station (Elizabeth Line) is just a short distance away, providing rapid links to Ealing Broadway, Paddington, Heathrow, and central London.

Boston Manor Station on the Piccadilly Line is also within reach, making commuting simple and convenient. The area benefits from a variety of local amenities along Boston Road and Uxbridge Road, including independent cafés, shops, and restaurants, while Ealing Broadway's comprehensive shopping and leisure facilities are only a short drive away. The property also sits within the catchment area of several well-regarded schools, including Brentside High School and Drayton Manor High School, both popular with local families.

Nature lovers will enjoy the nearby green spaces, with Elthorne Park, Osterley Park & House (National Trust), and the Grand Union Canal all offering excellent options for walks and outdoor recreation. This charming apartment combines size, location, and potential — a blank canvas ready to be transformed into a comfortable home or attractive rental investment in a desirable West London setting.

Lounge (Reception)

16' 5" x 14' 6" (5.00m x 4.42m)

Kitchen

8' 0" x 7' 3" (2.44m x 2.21m)

Bathroom

6' 6" x 5' 8" (1.98m x 1.73m)

Bedroom

12' 11" x 8' 9" (3.94m x 2.67m)

Bedroom

13' 3" x 6' 11" (4.04m x 2.11m)

