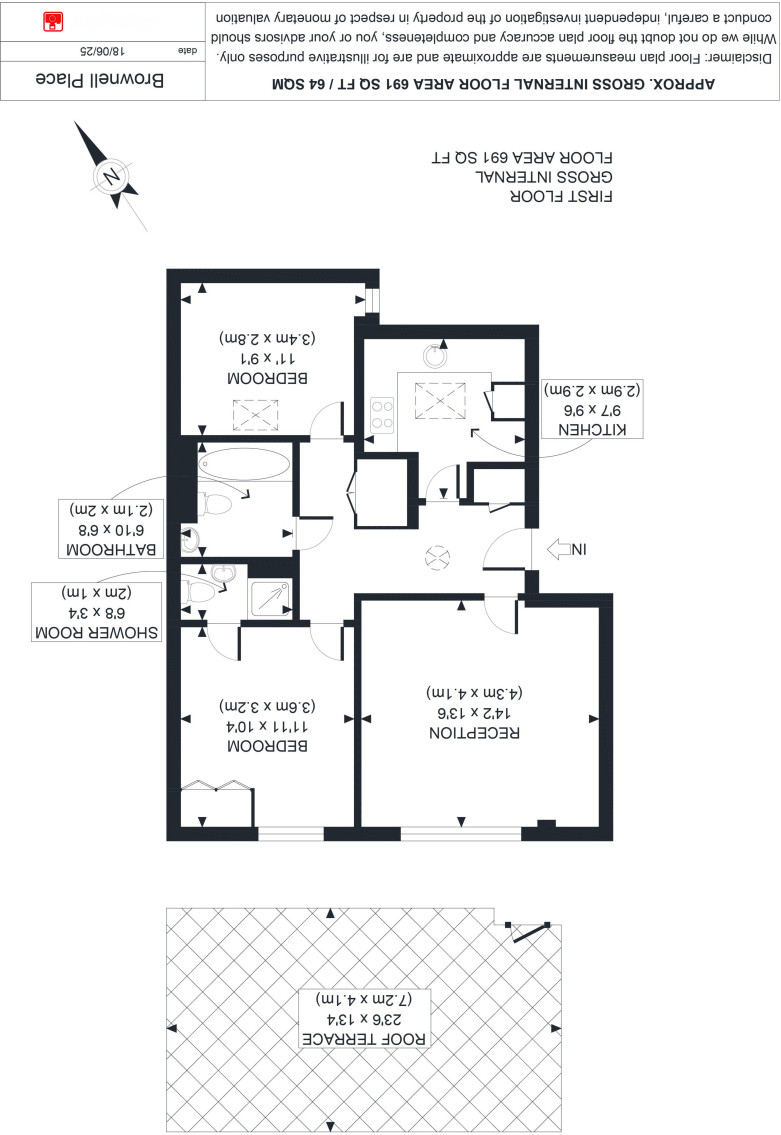
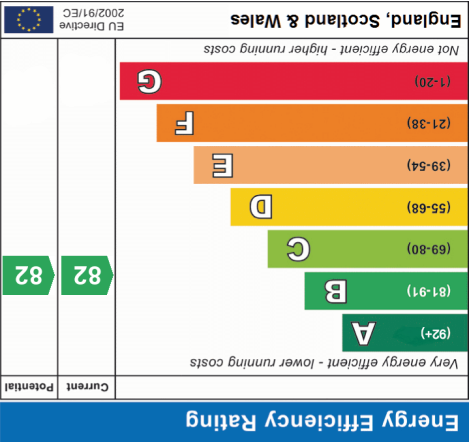




58 Brownell Place, London. W7 3AZ.

£130,500



30% SHARED OWNERSHIP

A rare opportunity to acquire this bright and spacious first-floor two-bedroom, two-bathroom apartment with its own private roof terrace, situated within the popular gated development of Brownell Place in the heart of Hanwell, W7.

This well-presented home offers approximately 691 sq ft (64 sq m) of versatile living space, finished to a high standard throughout with neutral décor, including soft carpeting in the bedrooms. The apartment feels light and airy, with generous proportions and a practical layout that flows beautifully from the entrance hallway into the principal living areas.

The accommodation comprises a large reception room that comfortably accommodates both seating and dining furniture. The modern kitchen is well equipped with high-gloss cream units, dark worktops and integrated appliances including oven, hob, extractor, washing machine and fridge-freezer. There are two good-sized bedrooms – the master benefiting from its own ensuite shower room, while the second bedroom is currently set up as a flexible study/guest room with extensive fitted wardrobes. Also a unique private south-facing roof terrace is found above the property, offering valuable outside space. There is also an allocated parking space in a secure underground location.

A fully tiled family bathroom with bath and separate shower completes the internal accommodation. The standout feature is the generous private roof terrace (approximately 23'6 x 13'4), paved and ready for outdoor living with space for a dining set and seating area. This provides a wonderful spot for al fresco dining, summer entertaining or simply relaxing with far-reaching rooftop views – a real rarity for an apartment in this location. Brownell Place is a highly regarded, secure gated development just moments from Hanwell Broadway on Uxbridge Road.

Residents enjoy a peaceful setting with excellent day-to-day convenience. Uxbridge Road offers a wide range of local shops, cafés, restaurants, a Sainsbury's Local and everyday amenities, giving the area a vibrant community feel. Hanwell Elizabeth Line station is within easy reach, providing fast and direct services into central London, while Boston Manor Piccadilly Line tube and major road links (A40/M4) are also close by.

Popular local schools within easy walking distance include Oaklands Primary School, while Elthorne Park High School and Drayton Manor High School provide strong nearby secondary options. Several other well-rated primaries, including St Mark's and St Joseph's Catholic Primary School, are also within a short distance, making the location particularly attractive for families.

The nearby Grand Union Canal and local parks add to the appeal for those seeking green space. This is a genuinely rare find – a top-floor apartment with private roof terrace in one of Hanwell's most desirable modern developments. Offered chain-free and ready to move into, early viewing is strongly recommended to fully appreciate this exceptional home.

Lounge

14' 2" x 13' 6" (4.32m x 4.11m)

Kitchen

9' 7" x 9' 6" (2.92m x 2.90m)

Bathroom

6' 10" x 6' 8" (2.08m x 2.03m)

Bedroom

11' 11" x 10' 4" (3.63m x 3.15m)

En Suite

6' 8" x 3' 4" (2.03m x 1.02m)

Bedroom

11' 0" x 9' 1" (3.35m x 2.77m)

Parking Space

