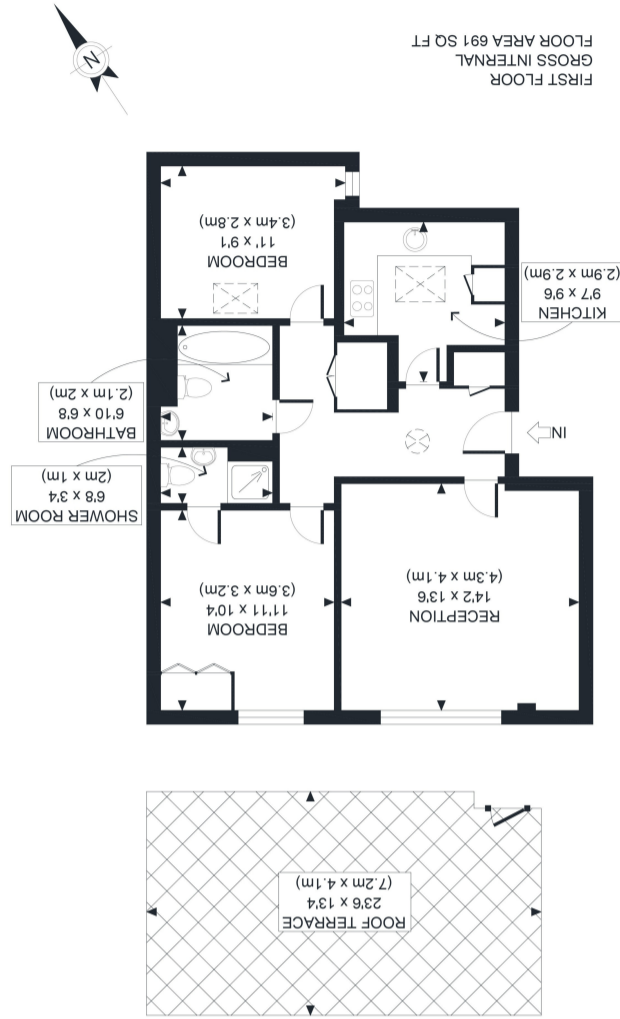


Energy Efficiency Rating	
Current	Potential
82	82
Very energy efficient - lower running costs (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	
England, Scotland & Wales EU Directive 2002/91/EC	

APPROX. GROSS INTERNAL FLOOR AREA 691 SQ FT / 64 SQM
 Date: 18/08/25
 Disclaimers: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



58 Brownell Place, London. W7 3AZ.

£435,000

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.

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-style 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

