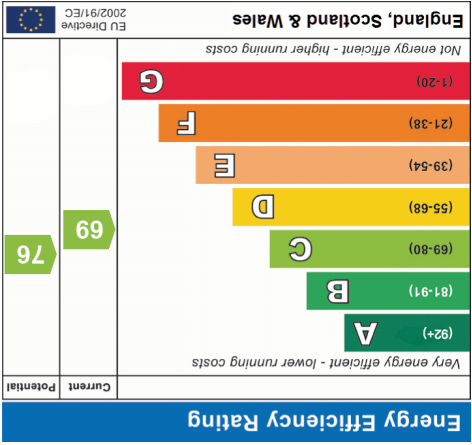
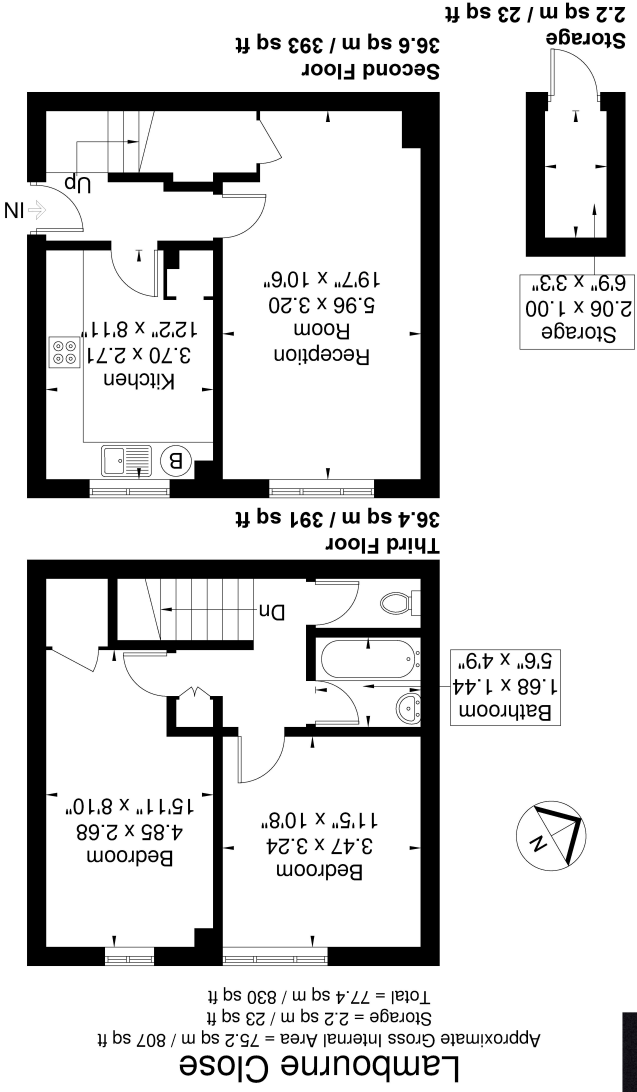




Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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This newly decorated split-level apartment on Lambourne Close offers bright and spacious accommodation arranged over two floors, presented in excellent condition and offered with no onward chain. The second floor features a generous reception room measuring approximately 19'7" x 10'6", finished with modern wood-effect flooring and large windows that frame pleasant tree views, together with a well-equipped separate kitchen fitted with light wood units, black worktops, a striking red and black tiled splashback, gas hob and integrated oven. Upstairs on the third floor are two good-sized double bedrooms (the larger measuring around 15'11" x 8'10") and a practical bathroom with bath, shower over and vanity unit. Additional storage is provided both internally and in a useful external store. With an approximate gross internal area of 75.2 sq m / 807 sq ft (plus storage), the property feels light, airy and ready to move into.

Ideally located in a quiet residential close in Hanwell, the apartment is within easy walking distance of both Hanwell Elizabeth Line station for fast services into central London, Heathrow and Reading, and Boston Manor tube station on the Piccadilly Line. Local shops, bus routes, Elthorne Park and excellent school catchments are all close by, making this chain-free, newly decorated split-level home an appealing choice for first-time buyers or investors.

Kitchen

12' 2" x 8' 11" (3.71m x 2.72m)

Reception

19' 7" x 10' 6" (5.97m x 3.20m)

Bedroom

15' 11" x 8' 10" (4.85m x 2.69m)

Bedroom

11' 5" x 10' 8" (3.48m x 3.25m)

Bathroom

5' 6" x 4' 9" (1.68m x 1.45m)

