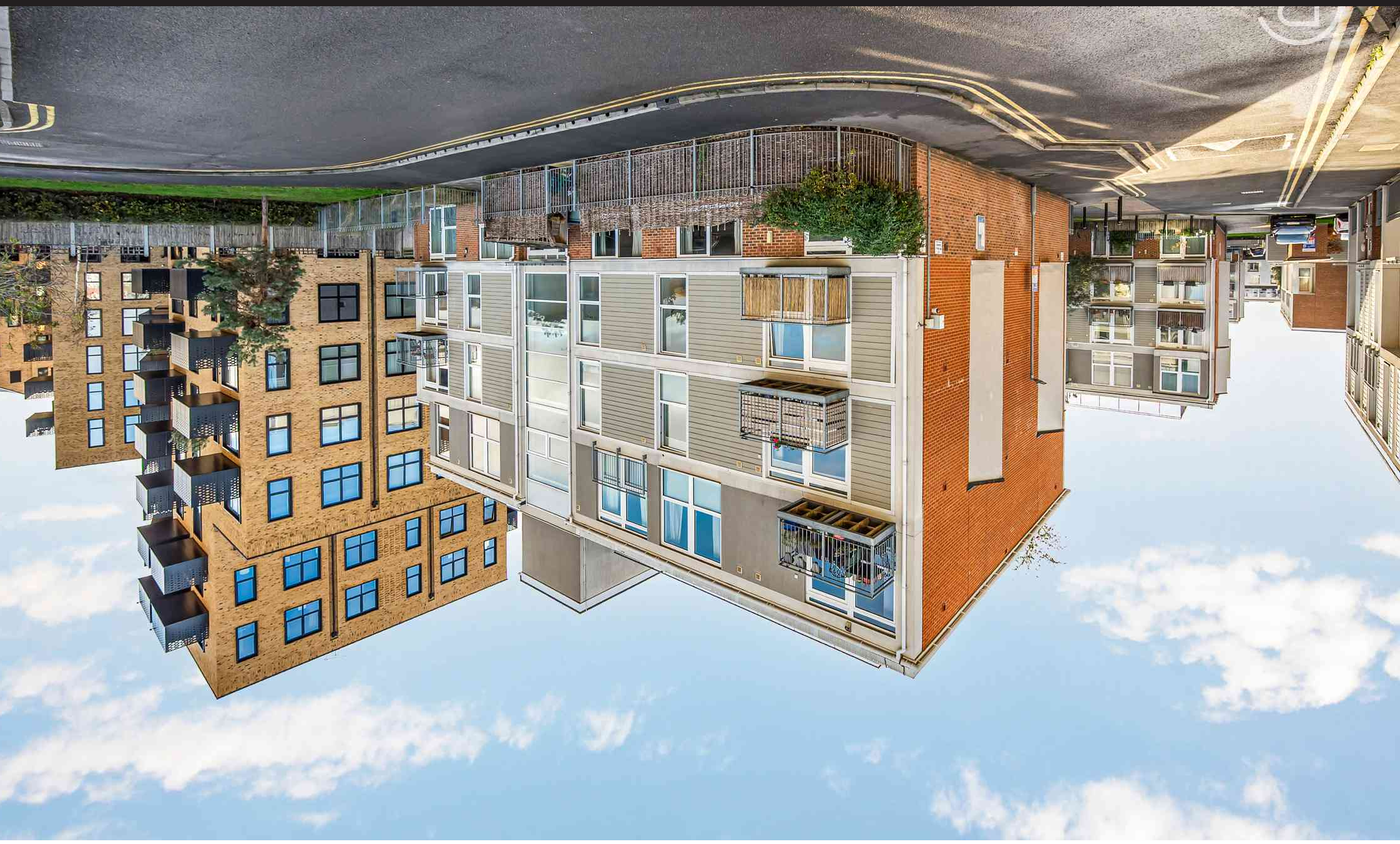
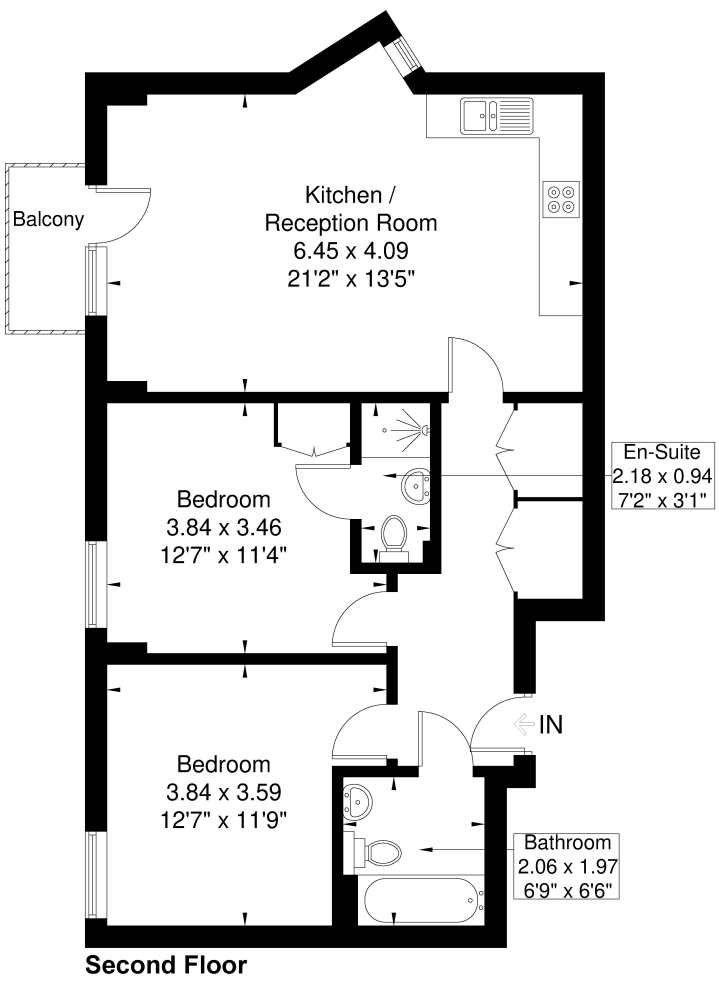
9 Brownell Place, London. W7 3AZ.

£420,000



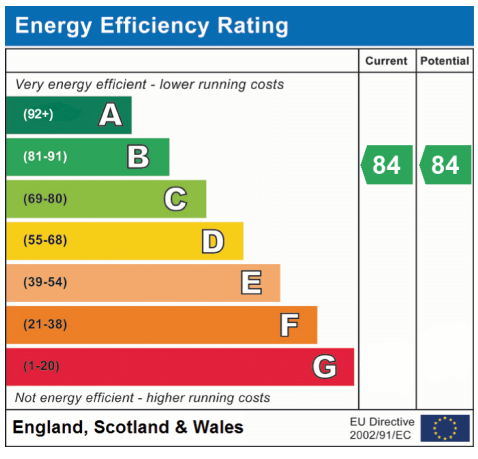
Brownell Place

Approximate Gross Internal Area = 71.3 sq m / 767 sq ft



Second Floor

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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Situated within a secure gated development in the heart of Hanwell, this well-presented second-floor apartment offers modern living with excellent transport links.

The property features a bright open-plan living and kitchen area with access to a private balcony , two well-proportioned bedrooms, including an en-suite to the principal bedroom, and a family bathroom. Further benefits include a demised underground parking space, intercom system and access to a communal roof terrace.

Ideally located just 800m from Hanwell Elizabeth Line Station and not far from Boston Manor Underground Station, the property offers convenient connections into Central London. Hanwell Town Centre is just 300m away, with a variety of shops, cafés and local amenities, while Elthorne Park and Sports Centre are also nearbyA light, well-proportioned two-bedroom apartment on the second floor of a modern gated development, built within recent years and finished to a standard that still feels fresh. At just over 760 square feet (71.3 sq m), it is a genuine two-bedroom home rather than a squeezed-in one, and it comes to the market with no onward chain — so a buyer can move at their own pace without waiting on someone else's sale.

The flat is bright throughout, with large windows and a neutral finish that lets the space do the talking. The open-plan kitchen and reception runs to an impressive 6.45m by 4.09m, giving clear room for both a proper seating area and a dining table, with the kitchen set along one wall so the living space stays open and sociable. Both bedrooms are comfortable doubles, the principal with its own en-suite shower room, and there is a well-appointed family bathroom plus useful built-in storage off the hall.

Sliding doors lead out to a private balcony with far-reaching views over the surrounding rooftops — big enough for a table and chairs and a few pots, and a genuinely pleasant spot for a morning coffee or an evening drink. Residents also share a roof terrace, and the development itself is gated, quiet and well kept.

Practicality is covered too: there is secure underground parking with lift access from the basement, so the car stays out of the weather and the shopping doesn't have to be carried up stairs.

The location is the real clincher. Hanwell station is a short walk away and now sits on the Elizabeth line, which has transformed the connections from this part of W7. Eastbound trains run through West Ealing and Ealing Broadway to Paddington, Bond Street, Tottenham Court Road, Farringdon, Liverpool Street, Whitechapel, Canary Wharf and on to Woolwich and Abbey Wood — putting the West End, the City and the Docklands all within a straightforward, mostly step-free journey. Westbound, the same line runs out to Southall, Hayes and Harlington, Heathrow and Reading, which makes it unusually well placed for both work and travel. For anyone heading to Piccadilly line destinations, Boston Manor is also within reach, and the A40 and M4 are close by for drivers.

Bedroom

12' 7" x 11' 4" (3.84m x 3.45m)

Bedroom

12' 7" x 11' 9" (3.84m x 3.58m)

Bathroom

6' 9" x 6' 6" (2.06m x 1.98m)

En Suite

7' 2" x 3' 1" (2.18m x 0.94m)

Kitchen / Reception Room

21' 2" x 13' 5" (6.45m x 4.09m)







