



£450,000

Oaklands Road, Hanwell, W7



- 2 Double Bedrooms
- Long Lease
- Private Garden
- Excellent School Catchment
- Own Entrance
- Great Transport Links

Offering fantastic kerb appeal, is this well presented, two double bedroom, ground floor maisonette on a popular tree lined residential road near Northfields. Offered for sale with a long lease and a secluded private garden, the accommodation comprises hallway, 2 double bedrooms, lounge, separate kitchen and family bathroom. Further benefits include own front entrance, front garden, good storage and high ceilings. Oaklands Road is well located for Boston Manor station (Piccadilly line), Hanwell station (Elizabeth line), great schools, local shops, bus routes, road networks and parks.

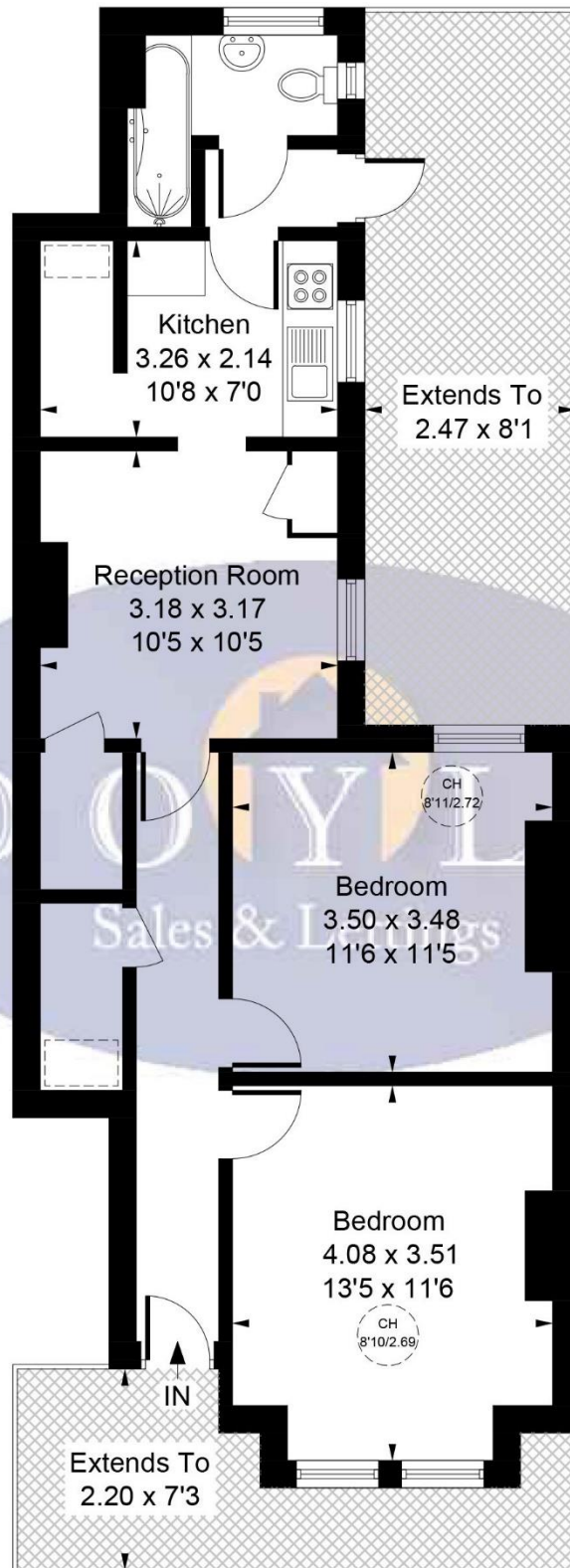


Oaklands Road, London, W7 2DU

Approximate Gross Internal Area = 59.90 sq m / 645 sq ft

Reduced Headroom = 0.81 sq m / 9 sq ft

Total = 60.71 sq m / 654 sq ft



Ground Floor
59.90 sq m / 645 sq ft
Reduced Headroom
0.81 sq m / 9 sq ft

CH = Ceiling Height
= Reduced headroom below 1.5m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

Map



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: info@doylesalesandlettings.co.uk W: www.doylesalesandlettings.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

EPC Rating C

