

[illegible]





Well presented first floor Victorian conversion. The property is located in a great spot close to both Hanwell and West Ealing Broadways with their multiple shops and restaurants. Also with in walking distance is Hanwell Station ( Elizabeth Line/ Crossrail) as well as multiple bus routes into West London all on your door step. The property itself comprises of two double bedrooms, lounge, good sized eat-in kitchen, and modern bathroom. Other benefits include valuable storage space to the loft and an allocated parking space to the rear. The property is also gas central heated and double glazed.

**Reception**

11' 10" x 11' 8" (3.61m x 3.56m) Front aspect double glazed window, radiator, laminate floor

**Kitchen**

10' 1" x 8' 10" (3.07m x 2.69m) Front aspect double glazed window, range of eye nd base level units with stainless steel single drainer sink, electric hob with oven under and extractor hood over, wall mounted boiler, plumbing and space for washing machine

**Bathroom**

Panel enclosed bath with shower, low level WC, vanity wash hand basin, tiled floor and walls, heated towel rail

**Bedroom 1**

10' 11" x 10' 4" (3.33m x 3.15m) Rear aspect double glazed windows, radiator

**Bedroom 2**

11' x 7' 3" (3.35m x 2.21m) Rear aspect double glazed window, radiator

**Outside**

Communal Garden, Allocated off-street parking space to rear