



Drayton Bridge, Road, London, W7 1EP

Welcome to **Drayton Bridge Road, London**

This spacious, three -bedroom split-level conversion flat, situated in the highly sought-after Poets Corner area of Hanwell, a prime residential setting and just a short walk from local high street amenities and Hanwell Station, providing excellent connections via the Elizabeth Line & Great Western Railway. Offering approximately 858 sq. ft. of well-proportioned internal living space, this property presents an excellent opportunity for both owner-occupiers and investors alike.

The first floor features a bright and airy front reception room with attractive bay windows, a fitted rear kitchen, two bedrooms, and a shower room. Occupying the entire second floor is an impressive 20ft principal bedroom, creating a spacious and private retreat. Further benefits include a newly installed boiler, newly fitted oven, ample eaves storage, a useful hallway storage cupboard, 900+ years remaining on the lease, and no onward chain.

The property is within a short walk of a variety of transport links including the E1 & E3 bus routes, Hanwell train station (Elizabeth line & GWR), the sought-after Bunny Park and Hanwell Zoo, Hanwells local amenities, Waitrose, and Sainsburys supermarket. Ealing Broadway is also easily accessible, offering the popular retail shopping centre, an abundance of restaurants, cafes, bars, the new Filmworks picture house and further transport connections.



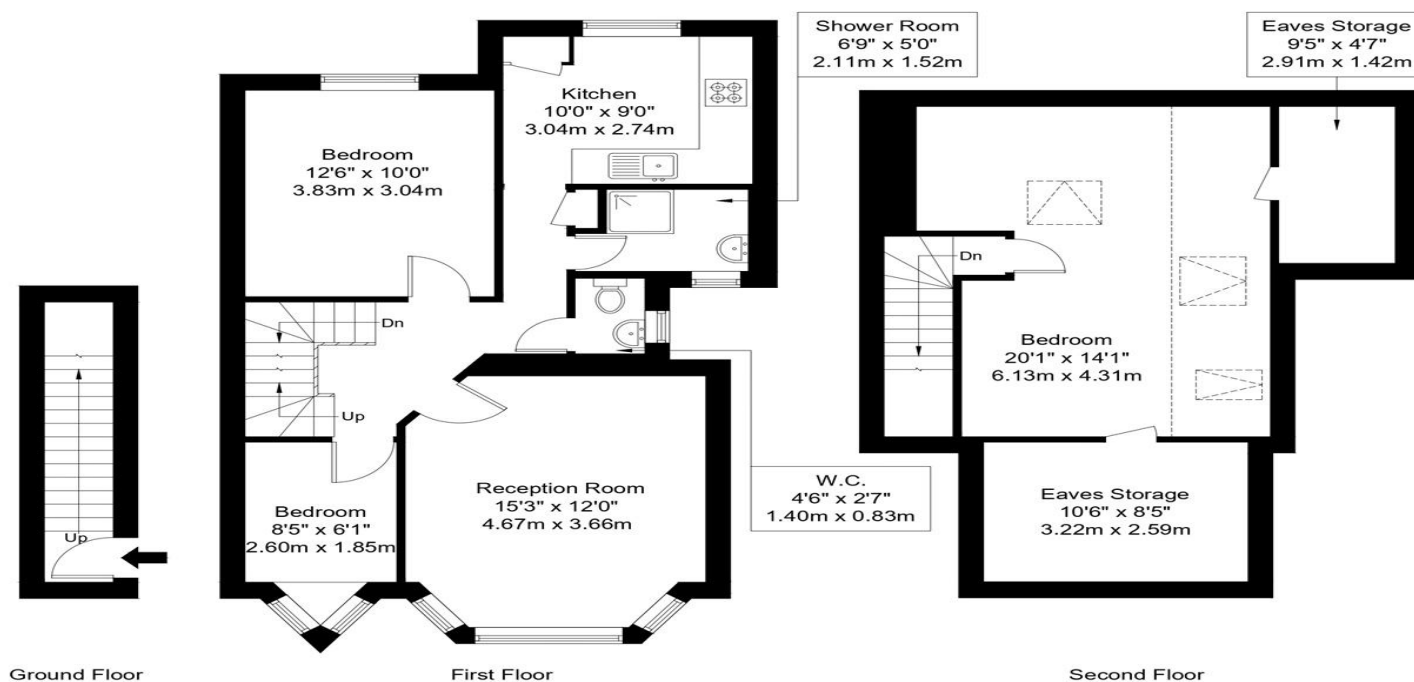
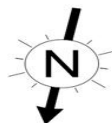
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Approx Gross Internal Area = 79.68 sq m / 858 sq ft

RHH / Eaves Storage = 20.44 sq m / 220 sq ft

Total = 100.12 sq m / 1078 sq ft

 = Reduced Headroom Below 1.5m / 5'0



Ref :

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**B L E U
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Welcome to

Drayton Bridge Road, London

- Spacious, well-presented split-level conversion flat
- Located in popular Poets Corner in Hanwell
- Three good sized bedrooms
- Circa 858 sq.ft of internal space
- A short walk to the popular Bunny Park & Hanwell Zoo

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

A well-presented, three-bedroom split level conversion flat, conveniently located within easy reach of excellent transport links, well-regarded schools, parks, and a variety of shops, cafes, and restaurants, this charming home combines generous accommodation with a prime residential setting.

£460,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110174



Property Ref:

EAL110174 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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