



Whitehall Road, Hanwell, London W7 2JE
Price: £1,100,000 Freehold

With an opportunity for investment, conveniently situated near to the lovely open space of Elthorne Park, within walking distance for **Boston Manor** station with local shopping facilities and access to Central London. Buses are on hand for **Ealing Broadway, West Ealing** and **Hanwell** stations all with forthcoming Crossrail Link connections, shopping facilities, pubs and restaurants. Good road connections for A4 and the M4 & M40 motorways. Well-placed for a number of local schools which includes Oaklands Primary, Elthorne Park High, Fielding Primary, Ealing Fields High, St Mark's Primary and Drayton Manor High.

An extended 4-bedroom semi-detached period property on two floors with a large rear and side garden. The plot to the side offers potential to extend or build another property (subject to the usual regulations).

The accommodation comprises hall, 2 reception rooms (1 is a double), utility / cloakroom, kitchen / breakfast room, 4 bedrooms, bathroom and a shower room.

There is a large rear and side lawned garden with paved terrace and garage with registered drop kerb.



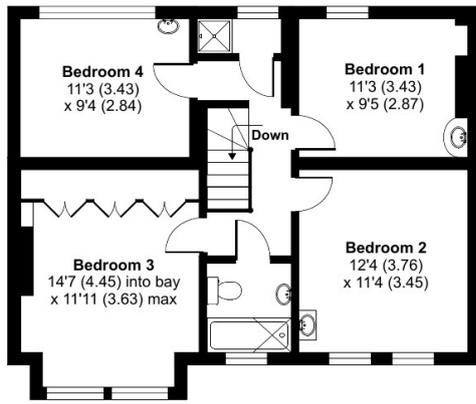
Whitehall Road, London, W7

Approximate Area = 1728 sq ft / 160.5 sq m (includes garage)

Outbuilding = 47 sq ft / 4.3 sq m

Total = 1775 sq ft / 164.8 sq m

For identification only - Not to scale



FIRST FLOOR



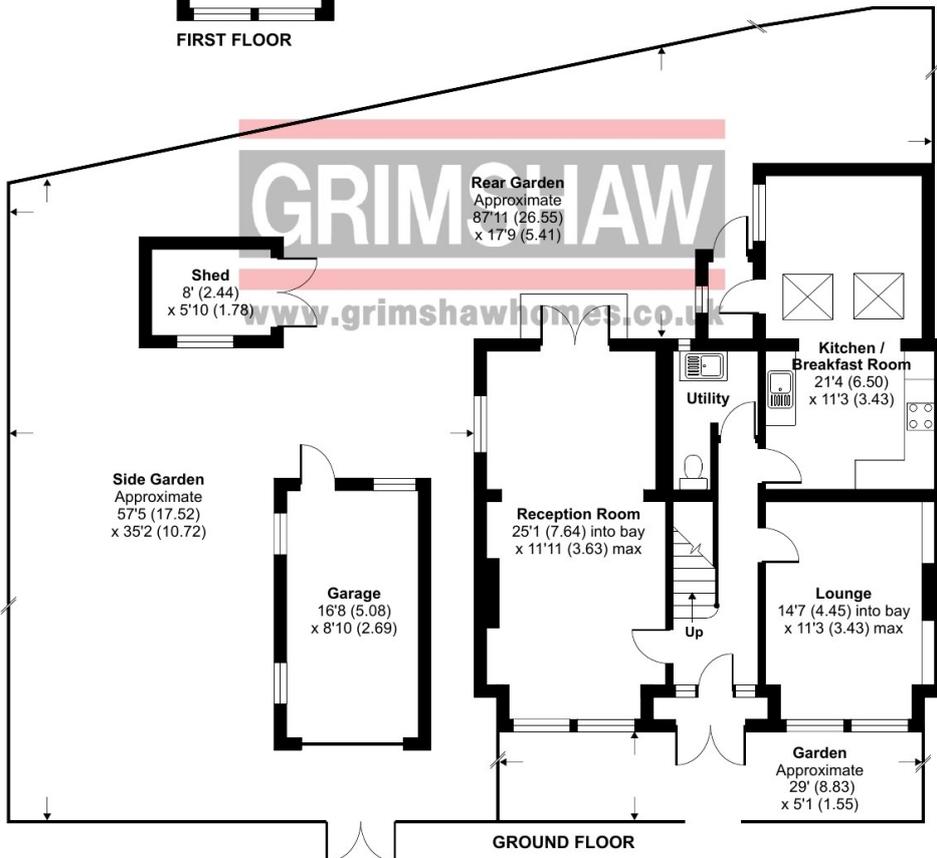
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GROUND FLOOR



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EPC Rating = D
Council tax band = F (subject to confirmation)

VIEWING BY APPOINTMENT - All negotiations should be conducted through Grimshaw & Company, who will be pleased to arrange appointments and provide further information.

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25.03.2022 Ref: 9556

Grimshaw and Co, 5 Station Parade, Ealing Common, London W5 3LD



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2022. Produced for Grimshaw & Co. REF: 828055