

FLAT 1, LOWER BOSTON ROAD, HANWELL



£399,950

Tuffin & Wren are privileged to offer to the market a stylish and contemporary 'lifestyle' apartment set over the ground floor of this handsome Victorian property. Situated just minutes from Hanwell's busy Broadway & station, the smart and stylish accommodation features recently re-configured and redecorated, open-plan living/dining/kitchen spaces that include a superb integrated fitted kitchen area and direct access to its own pretty, courtyard style garden. The property is further enhanced by a generous double bedroom, luxuriously appointed modern shower room, very handy study/spare room and a 900+ year lease!

TUFFIN & WREN

Independent Estate Agents

Smart, Stylish Open-Plan Living



Living/Dining Spaces - Alternative View



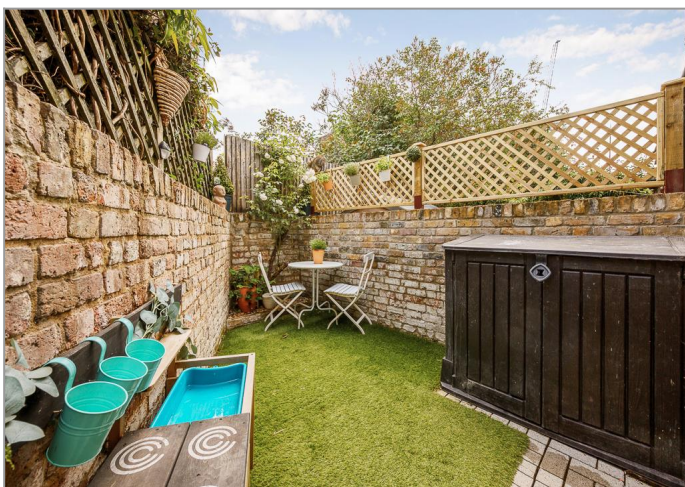
Superb Integrated Kitchen Area



Principal Bedroom



Pretty Courtyard Garden



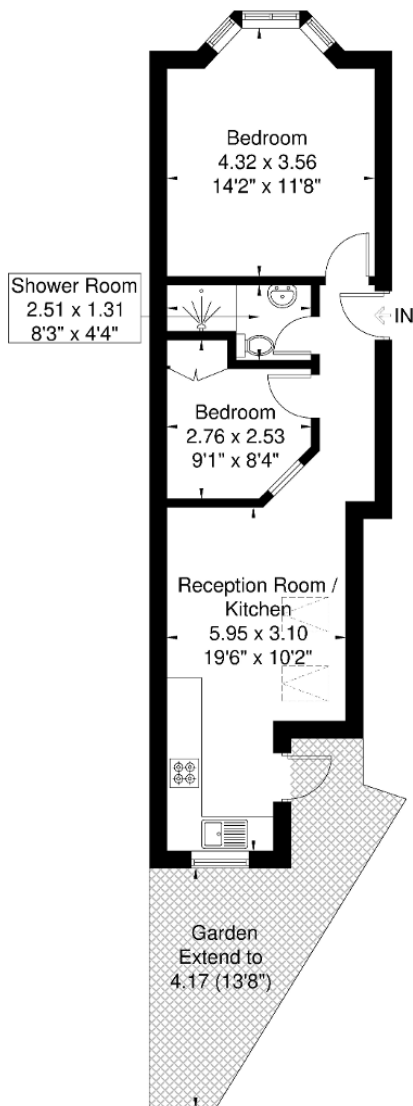
Further Information

For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Lower Boston Road

Approximate Gross Internal Area = 44.1 sq m / 474 sq ft



Ground 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		