

19 Greenford Avenue, Hanwell, London, W7 1LD  
020 8567 3219



**Leasehold - Share of Freehold / Maisonette**

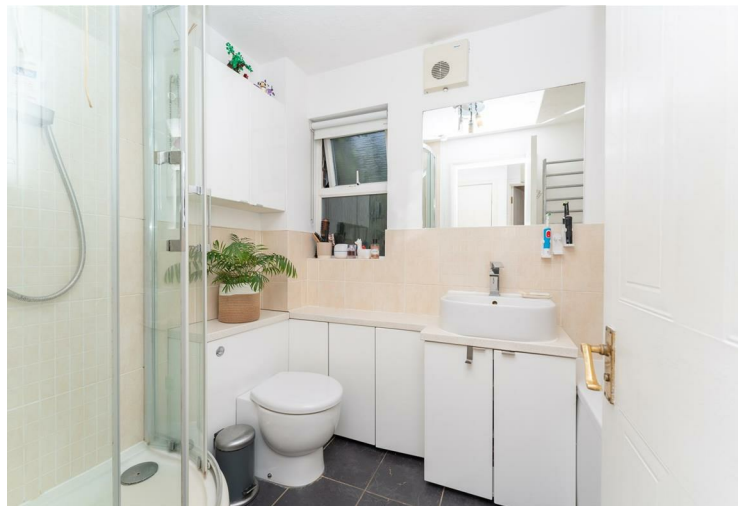
## 7, Billets Hart Close

### £450,000

A bright, spacious and superbly presented two double bedroom ground floor garden maisonette offered with a share of freehold, a good sized private garden, further patio area and garden office and off street parking, in this sought after canal side location, in the ever popular Old Hanwell.

- Ground floor purpose built maisonette
- Own entrance
- Spacious living room opening onto private patio
- Smartly fitted kitchen
- Modern 5 piece bathroom
- 2 double bedrooms
- Smart neutral decor and solid wood flooring
- Good sized garden with timber outbuilding
- Allocated off street parking space
- Envious canal-side location in Old Hanwell







**Leasehold - Share of Freehold / Maisonette**

# Billets Hart Close, W7 2PY

## £450,000

This bright, spacious end terrace, ground floor purpose built maisonette, benefits from its own entrance facing the canal, wide hallway with plentiful storage and airing cupboard, light and airy living room with French doors opening onto a small private patio and a smart white gloss fitted kitchen, modern four piece bathroom with natural light and two double bedrooms, one with a range of mirror fronted built in wardrobes. Smartly presented throughout in a modern neutral décor, complimented by solid wood floors. Warmed by an efficient electric heating system and full double glazed. Outside features a good sized, private low maintenance garden, with a side patio area and valuable timber home office/outbuilding plus valuable off road parking to the rear. An attractive home, first time buy or investment to let, protected by a share of freehold.

Peacefully situated in this exclusive modern cul-de-sac development, just off St Margaret's Rd in the heart of ever fashionable 'Old Hanwell'. Moments from canal side walks (with access literally just along the road), the popular Fox public house, the well regarded St. Marks primary school along with local shops, eateries, and regular bus services on Boston and Uxbridge Rd's, providing speedy access to Ealing Broadway and Boston Manor Piccadilly line station, Hanwell Main Line station, for the fantastic new Elizabeth Line service, is also within easy walking distance.

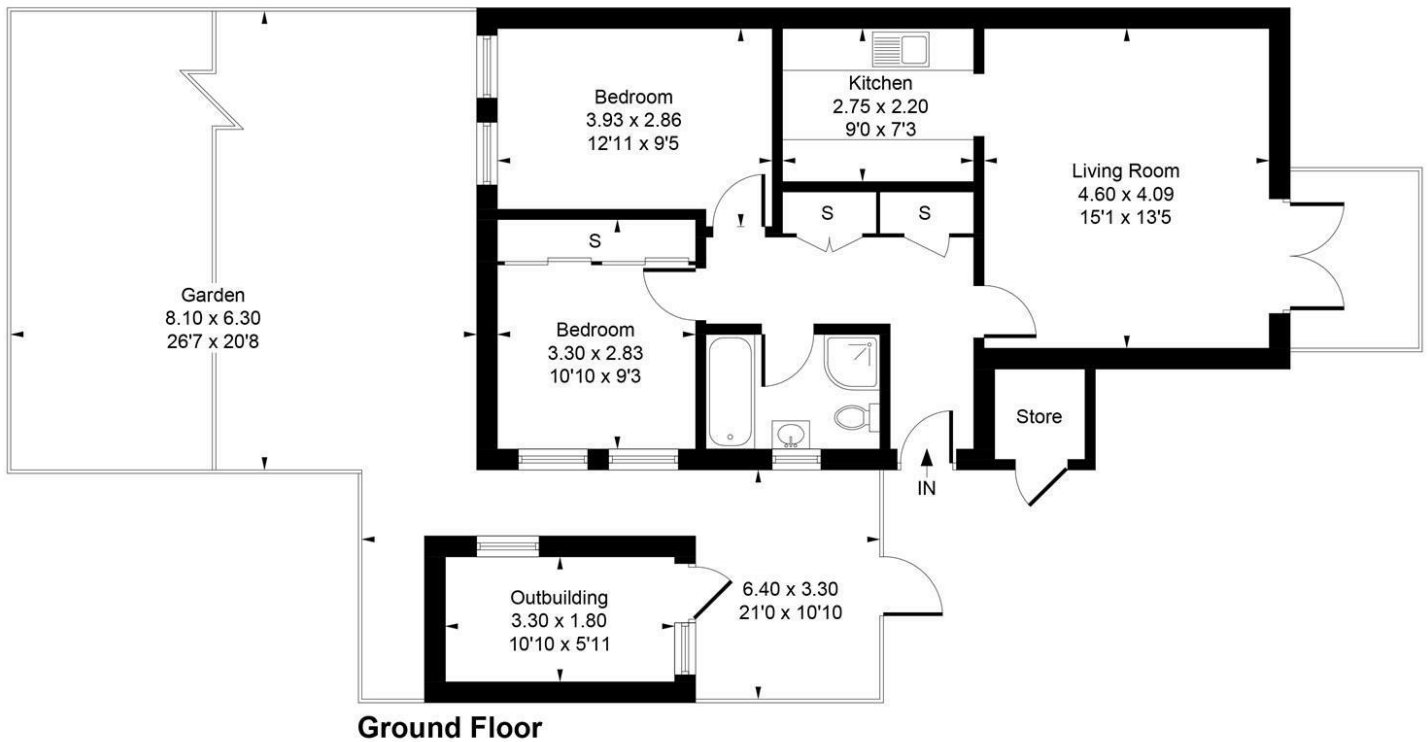


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Approximate Gross Internal Area (Excluding Store) = 61.49 sq m / 662 sq ft  
Outbuilding = 6.11 sq m / 66 sq ft  
Total = 67.6 sq m / 728 sq ft



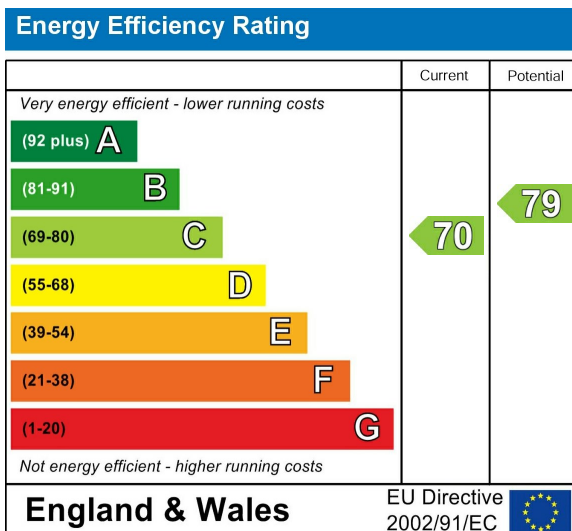
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Council Tax Band

**D**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.