



Leasehold / Apartment

193 Boston Road

£425,000

An exceptionally bright, spacious and superbly presented 2 bedroom ground floor apartment, in this private purpose built block, in this convenient location moments from Elthorne park attractively offered on a long lease, low outgoings and no onward chain.

- Ground floor flat
- 2 private entrances
- 2 bedrooms
- Double aspect living room
- Fully fitted kitchen
- New bathroom suite
- GCH, DG & smart new decor
- Wood floors & new fitted carpets
- Communal gardens
- 999 year lease & no ground rent



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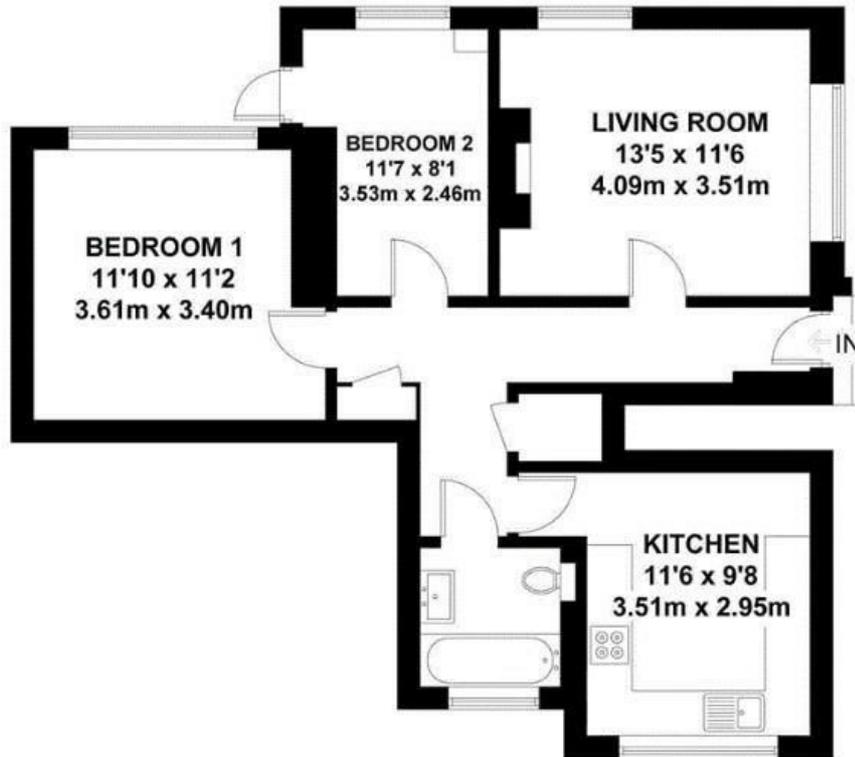
Conveniently situated on the ground floor of this handsome 1930's built block, boasting its own rear and side entrances and with use of communal gardens. It boasts spacious accommodation including hallway (with plentiful built in storage), a light and airy double aspect living room (with a built-in custom media/display cupboard), 2 bedrooms (the 2nd with its own entrance), a smart, recently fitted kitchen (well equipped with integrated appliances and attractive quartz worksurfaces) and a stylish new bathroom suite, with natural light. Superbly presented throughout in a smart neutral decor, with new fitted carpets, wood flooring and contemporary doors. Warmed by GCH (Vaillant combi-boiler) and full double glazing, protected by a long lease (999 years with nil ground rent) and well managed, with low outgoings, this is an ideal first time buy, attractively offered CHAIN FREE.

Situated on the corner of Elthorne Avenue, set back from the Boston Road opposite the lovely green open spaces of Elthorne Park. Both Boston Manor and Northfields are close at hand, each with Piccadilly Line tube stations and with various local shops and restaurants. Regular, speedy bus links into Ealing Town Centre and Brentford are immediately available along Boston Road and Hanwell and West Ealing stations, for the excellent Elizabeth line, are both within easy walking distance.



8 The Beeches, Boston Road, London, W 7

Approximate Gross Internal Area
Ground Floor = 695 sq ft / 64.6 sq m

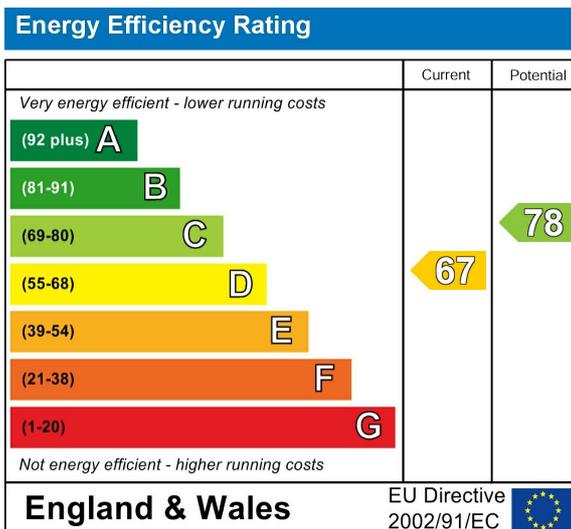


Ground Floor

Council Tax Band

C

Energy Performance Graph



Call us on

020 8567 3219

hanwellsales@sintonandrews.co.uk

www.sintonandrews.co.uk

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.