

Middle Road, Ealing, W7

Asking Price: £336,000

Benham & Reeves

Middle Road, Ealing, W7

1 Bedroom (s) 1 Bathroom (s) Leasehold

A stunning one bedroom apartment spanning a generous circa. 560 square feet of internal living space. This ground floor apartment is built up of a custom designed kitchen with Silestone worktops, black handleless units including wall and base units with built–in Bosch appliances, and under–cabinet LED lighting. The bright and airy living area offers direct access to the private south west terrace which is conveniently sized at 134 square feet. The carpeted bedroom offers ample room and has the added luxury of two built in wardrobes. The stylish bathroom suite consists of semi–recessed basin set on vanity top with brushed stainless steel mixer tap, bespoke wall–mounted vanity storage cupboard with frameless mirror located above WC and basin, with integrated shaver socket and lighting, built–in single ended bath with handheld shower and wall–mounted overhead shower. Further benefits of this home include wide plank engineered wood flooring to hallway, lounge, and kitchen diner, MVHR system, in-date warranty cover under LABC Scheme, and no onward selling chain.

Set in a leafy west London neighbourhood, Hanwell Square is a thoughtfully designed development wrapped around an inviting village square with beautifully landscaped courtyards and instinctive pitched roofs. It's home to a fledgling but already vibrant community of apartments, shops and businesses. What's more, it's just 18 short minutes away from London's West End on the speedy new Elizabeth line. Hanwell itself is one of west London's best-kept secrets. Warm and welcoming, with a strong sense of place and community, it's a wonderful neighbourhood to put down roots. Nestled in Ealing, the capital's greenest borough with 3,300 acres of green space, Hanwell is super handy for White City, Chiswick, Richmond and Kew Gardens. Blessed with all the charm and character of its west London neighbours, it comes without the hefty price tag.

As a resident you'll receive full membership of The Boston Club, giving you a host of benefits that include a helpful concierge service, state–of–the–art gym, beautifully landscaped gardens, and roof terraces where you can relax and enjoy the far–reaching views.







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Property Features:

- 560 Square Feet (Approx.)
- 134 Square Foot South West Terrace
- Roof Terraces & Communal Gardens
- Award-winning developer NHBC 10-year warranty
- High specification with Bosch appliances
- 10 mins' walk to Hanwell station (Elizabeth line)
- Open plan with wood flooring and underfloor heating
- Residents' Gym & Concierge
- Shops & Amenities On Your Doorstep

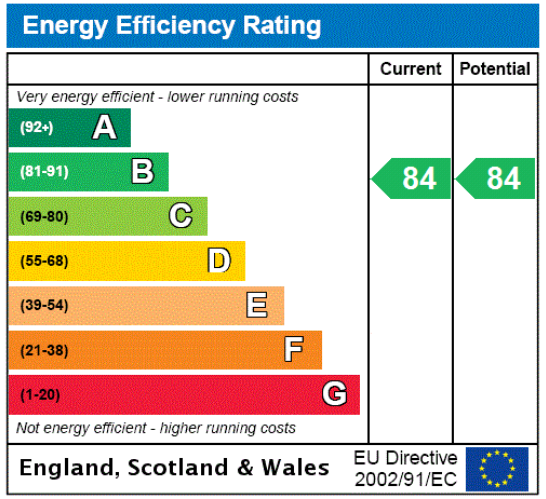
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Total Gross Internal Area

52.0 Sq/m - 560 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.



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Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£336,000
Tenure:	Leasehold Expires 24/12/3021 Approximately 995 Years Remaining
Ground Rent:	£200.00 (per annum) For the year of 2026
Service Charge:	£3,336.00 (per annum) For the year of 2026
Anticipated Rent:	£1,800.00 pcm Approx. 6.4% Yield

Viewings:

All viewings are by appointment only through our Ealing Office.

Our reference: BEA240193

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