



**ST. MARKS ROAD
W7**

£825,000

Hanwell



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£825,000



Three Reception Rooms



Kitchen Diner



Three Bedrooms



Bathroom



Residents Permit

A wonderful opportunity to purchase a charming family home, located opposite King Georges Field, within the heart of Olde Hanwell.

This impressive three bedroom home with a family bathroom, further offers two reception rooms (one currently a library) plus a large studio/family room. There is a separate kitchen, a utility room and a ground floor toilet.

The second floor offers two double bedrooms with a very generous size family bathroom.

The third floor leads you to the third bedroom 208 sq ft (approx), with eaves storage.

Outside, the garden includes a secluded courtyard and a sunken patio area.

Situated in the heart of this fashionable Victorian enclave, known locally as Olde Hanwell with pleasant canal side walks along the Grand Union Canal, great schools, good local pubs, shops and restaurants and moments from Hanwell Crossrail and Boston Manor Underground stations.

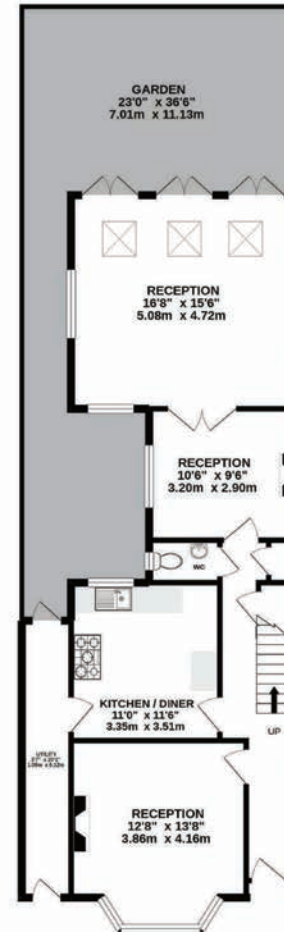
EPC RATING: E
 LOCAL AUTHORITY: London Borough of Ealing
 COUNCIL TAX BAND: E
 TENURE: Freehold

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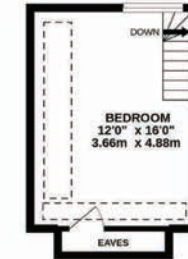
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ST MARKS ROAD
 Approximate Gross Internal Area
 1557 sq ft / 144.7 sq m



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 835 SQ FT approx



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 208 SQ FT approx



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 515 SQ FT approx

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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