



**ROSEBANK ROAD, HANWELL, W7**

**£699,950**



Northfields

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**£699,950**

**Located in the heart of the hugely popular 'Olde Hanwell' area this brand new mews house forms part of an exclusive and exciting development. The home is arranged over two floors and is finished impeccably throughout.**

The ground floor is an inviting space with a large open-plan reception room leading to the stylish, fully integrated kitchen where the high specification appliances are enhanced with a beautiful stonework surface.

The addition of a wine cooler and instant hot boiling water system are just some of the little touches that really set this property apart.

The bright and airy ground floor benefits from the addition of a convenient downstairs WC, an absolute asset for families and their guests.

For enhanced privacy and comfort, the two bedrooms are situated at either end of the first floor and each of the bedrooms has its own en-suite bathroom, bringing that extra touch of class to the home.

The bedrooms offer an abundance of space and the Velux windows in the apex beamed ceilings fill the room with floods of natural light.





If location is a must you can't fault 'Olde Hanwell' for convenient connections. Hanwell has long been on the map of those needing quick commuter options but even more so now with the imminent arrival of Crossrail.

Several Underground and Overground Train Stations are within easy access and there are many bus routes a mere walking distance adding to the desirability of this location.

Local parks such as Elthorne and Brent Lodge and the wide-open space of Warren Farm Nature Reserve make it a great place to live for those that crave the outdoors and fresh air. Walks along the Grand Union Canal and the River Brent are popular amongst residents and the superb local schools continue to draw the younger families looking to take advantage of Ealing's highly rated school settings.

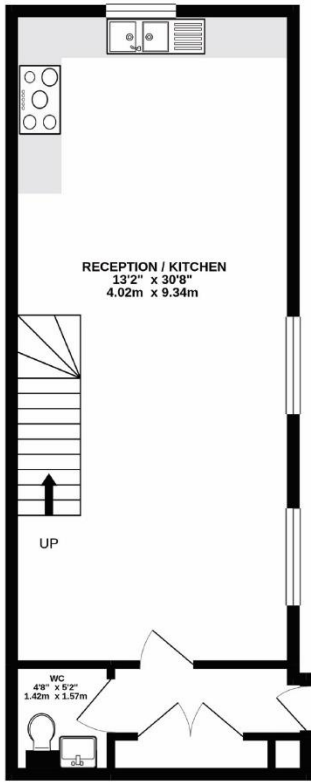
With the added benefit of a 10-year building warranty, allocated off-street parking, and offered to the market chain-free there is not much more you could want from your next home.

This really is a unique opportunity and viewings come highly recommended. In order not to miss out and for more information contact Northfields on 020 8280 9612 or via email [newhomes@northfields.co.uk](mailto:newhomes@northfields.co.uk)

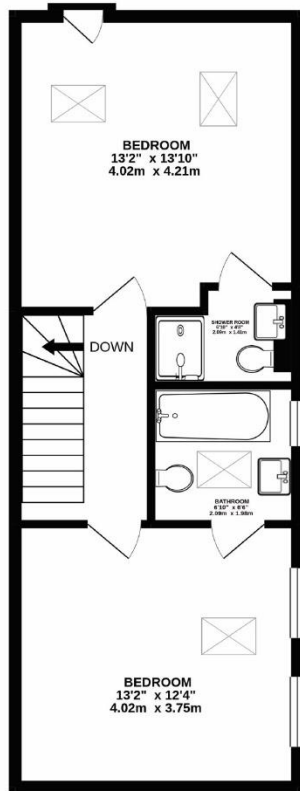


# ROSEBANK ROAD

Approximate Gross Internal Area  
945 sq ft / 87.9 sq m



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 472 SQ FT approx



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 474 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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The popular Fox Pub is within easy walking distance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC**  
TBC

**TENURE**  
FREEHOLD

**LOCAL AUTHORITY**  
London Borough of Ealing

**COUNCIL TAX BAND**  
TBC

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