



HELLIWELL & Co.

**Milton Road, Hanwell, W7
£1,450 Per Calendar Month**





First Floor Maisonette – Private Entrance – Three Bedrooms – Large Open Plan Living Area – Ample Storage Space – Furnished / Unfurnished – Available End of April 2021.

Situated in a popular residential area, this recently refurbished first floor converted maisonette is offered to the market furnished or unfurnished and is available end of April 2021. With mass amounts of natural light and space throughout, the property which has its own private entrance also includes a large open plan living area with a kitchen featuring integrated appliances and space for dining, two double bedrooms, a third single bedroom, a modern fully tiled bathroom and a separate wc. Further benefits include gas central heating and ample storage space.

Milton Road is in a great Hanwell. Placed in a charming suburban area of London, known as Poets Corner, the property is just around the corner from both Hanwell Crossrail station and Drayton Green Railway station, granting quick access to Central London and beyond. Amenities are conveniently located within a mile of the house, both in Hanwell itself and in West Ealing.



- First Floor Maisonette
- Private Entrance
- Three Bedrooms
- Large Open Plan Living
- Ample Storage Space
- Gas Central Heating
- Furnished / Unfurnished
- Residential Location
- Multiple Transport Links



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	57	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
	54	80
England & Wales	EU Directive 2002/91/EC	