



**HELLIWELL & Co.**

**Vine Cottages, Olde Hanwell, W7**

**Asking Price £349,950**





 1 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current D

Helliwell & Co Ealing are proud to present this wonderful ground floor one double bedroom maisonette, located in the popular Olde Hanwell. Benefiting from allocated off-street parking and its own private entrance, the property comprises a spacious reception room filled with natural light, large modern kitchen with integrated appliances, generous double bedroom with built in storage, contemporary bathroom with bath and shower and private lawned rear garden which backs onto a beautiful local park.

Conveniently located with excellent transport links, Hanwell Station (future Crossrail) is nearby and provides access into Central London & Heathrow, as well as several bus routes along the Uxbridge Road. Shops, cafes, gyms, parks and other local amenities are also a short walk away. Another huge benefit is the proximity to the riverside, perfect for picnics and pub lunches in the summer and brisk walks in the winter.

Ealing Broadway is easily accessible, offering fantastic shopping opportunities, an abundance of bars and restaurants and unparalleled transport links (Central Line, District Line, Mainline to Heathrow & Paddington and future Crossrail). Boston Manor and Northfields stations are also within reach, both offering the Piccadilly Line.

- Ground floor one bedroom maisonette
- Luminous reception room
- Modern fitted kitchen
- Private garden
- Wooden floors throughout
- Allocated off street parking
- Parkside location
- Close to crossrail station



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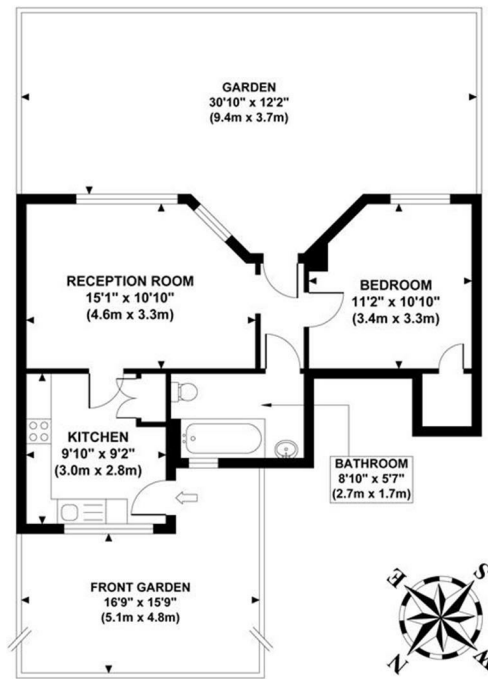
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**VINE COTTAGES**

Approximate Gross Internal Area  
461 sq ft / 42.82 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 461 SQ FT**

Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

