



**HELLIWELL & CO**  
ESTATE AGENTS

**Rosebank Road, Hanwell, W7**

**Guide Price £650,000**





 2 Bedrooms |  1 Receptions |  2 Bathrooms |  EPC Current C

Helliwell & Co are proud to present one of four newly converted two bedroom luxury apartments available to the market. This two double bedroom, two bathroom property has been finished to the highest standard throughout with marble tiled bathrooms and bespoke fixtures and fittings. A beautiful herringbone oak floor has been fitted in the sitting and dining area with neutral décor and double-glazing throughout. In addition there is the bonus of air conditioning for cooling in summer. The property has its own secluded south facing courtyard as well as private front door entrance, a share of freehold and the opportunity to acquire off street parking.

Rosebank Road is ideally located for access to both Hanwell Crossrail station and Boston Manor (Piccadilly line) tube station, as well as numerous local shops, cafes and restaurants in the area. There are numerous local schools in the area, including St. Joseph's Primary School and Elthorne Park High School, making it an ideal home for families. The Uxbridge Road provides multiple shopping facilities and bus routes into Ealing Broadway. Hanwell is a very green and scenic suburban area of Greater London, with the River Brent and the surrounding parklands making for several beautiful walks.

- Brand New Apartment
- Two Bathrooms
- Private South Facing Courtyard
- Tenure: Share of Freehold
- Ground Rent: Nil
- Two Bedrooms
- Air Conditioning
- Parking
- Service Charge: Nil
- Council Tax Band:

**ROSEBANK ROAD, HANWELL, W7**

TOTAL AREA: APPROX. 89.0 SQ. METRES (958.0 SQ. FEET)



LOWER GROUND FLOOR



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