



HELLIWELL & CO
ESTATE AGENTS

Sarsen House, Hanwell W7
Offers In Excess Of £400,000





 1 Bedrooms |  1 Receptions |  1 Bathrooms |  EPC Current B

Helliwell & Co are pleased to present this good as a new one-bedroom apartment in the heart of Hanwell with it's rich heritage and village atmosphere.

Set on the 4th floor and built in 2022 and in excellent condition the apartment spans 648 sq ft. This larger than average one-bedroom apartment has the benefit of a bright and spacious reception room with direct access to a private south-facing balcony with superb views. A semi-open plan kitchen is fully equipped with modern integrated appliances. The large double bedroom has ample built-in storage, and the bathroom has a bathtub and rainfall shower. Further benefits include 24-hour concierge, gym, lift, communal gardens and roof terrace, LABC new home warranty and offered to the market with no onward chain.

A perfect opportunity for buy to let investors or first-time buyers looking to get onto the ladder.

Hanwell Square is ideally located for access to both Hanwell Station (Elizabeth Line) and Boston Manor (Piccadilly Line) tube station, as well as numerous local shops, cafes and restaurants in the area. 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.

- One Bedroom Apartment
- Lift
- Circa 648sqft
- Leasehold: 997 years
- Ground Rent: Peppercorn
- 4th Floor
- Balcony & Communal Gardens
- Gym & 24hr Concierge
- Service Charge: £3,200.00
- Council Tax Band: C

SARSEN HOUSE

Approximate Gross Internal Area
648 sq ft / 60.20 sq m



**GROSS INTERNAL
FLOOR AREA 648 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.

