



**HELLIWELL & CO**  
ESTATE AGENTS

**Boston Road, Hanwell, W7**  
**£1,850 Per Calendar Month**





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

Helliwell & Co. are proud to present this bright and spacious ground floor flat which is offered to the market unfurnished / part-furnished and is available in June 2025. Offering 700.sq.ft. the property has a large open plan reception room, with a modern kitchen featuring integrated appliances, two double bedrooms and two bathrooms. Further benefits include a private courtyard, attractive wooden flooring throughout with underfloor heating and a communal bike storage area.

Situated on a popular residential road, the property has numerous local shops, cafes and restaurants in the area, whilst also being ideally located for access to both Boston Manor (Piccadilly line) and Hanwell mainline stations. There are numerous open green spaces within the vicinity in addition to multiple transports links leading through to Ealing Broadway.

- Ground Floor Flat
- Modern Open Plan Living
- Two Bathrooms
- Holding Deposit (1 weeks rent):
- Council Tax Band D
- Two Double Bedrooms
- High Spec Integrated Appliances
- Private Garden
- Security Deposit (5 weeks rent):
- Long Let (12+24 months+)

HELLIWELL & CO.

**BOSTON ROAD**

Approximate Gross Internal Area  
700 sq ft / 65.0 sq m



**GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 700 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.

