

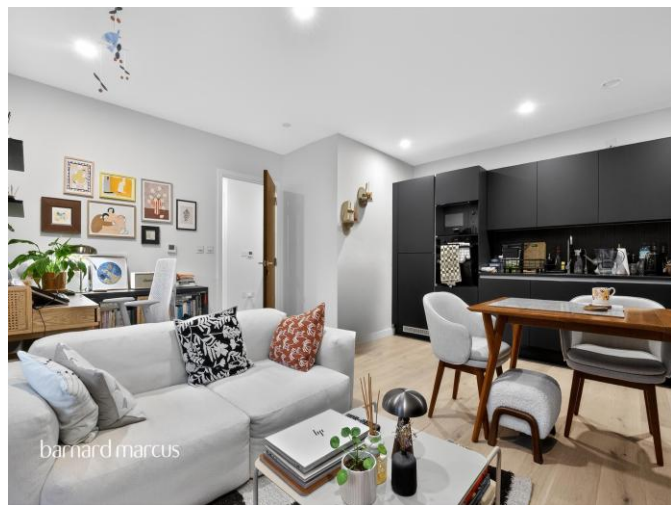


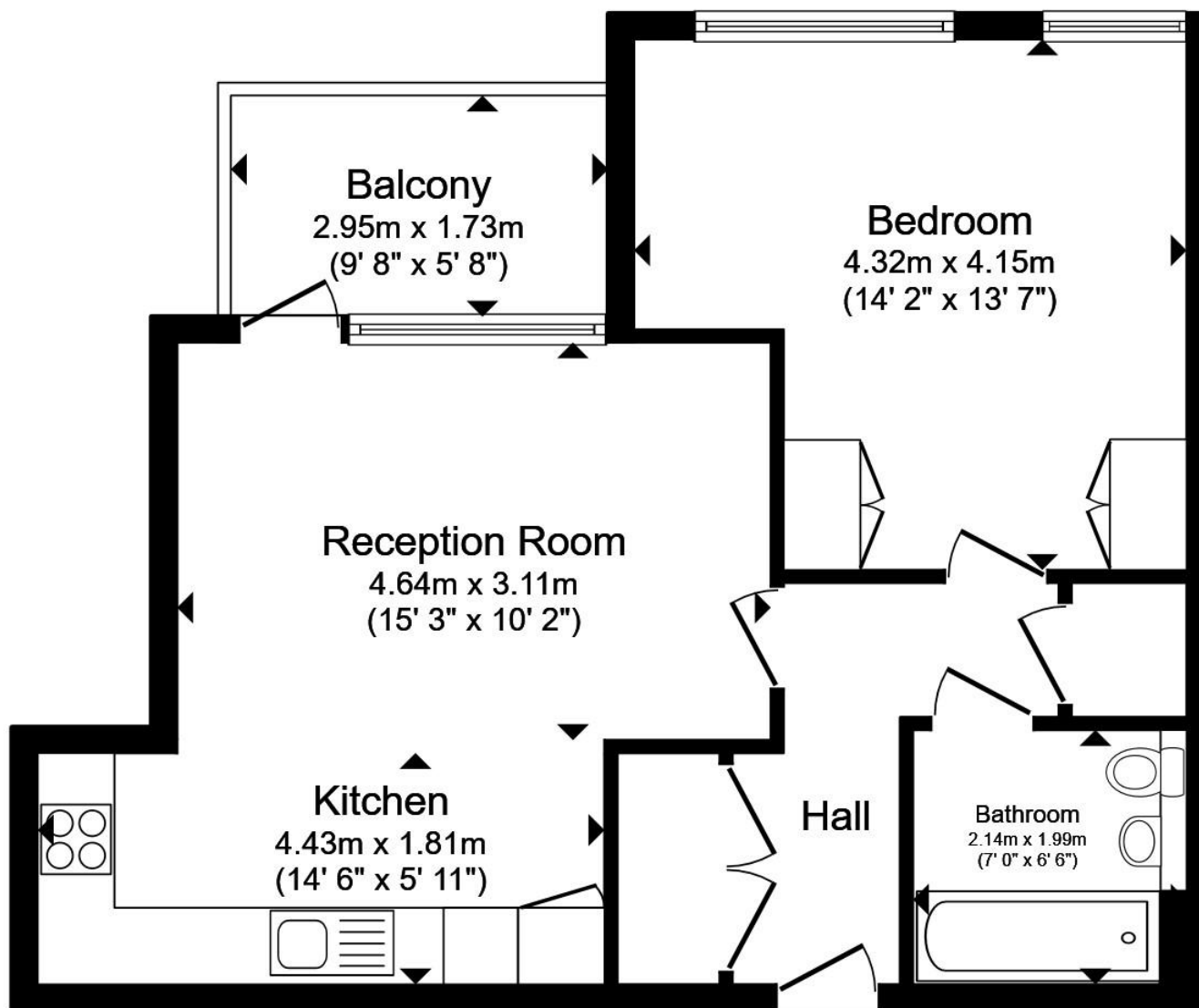
Sarsen House, Middle Road, London, W7 3FR

Welcome to Sarsen House, Middle Road, London

A modern, contemporary, second floor apartment offering great internal specification, set within a newer built development situated in the heart of Olde Hanwell, offering great location for the local amenities and a variety of transport links. The property offers an open plan stylish kitchen and living room with direct access to the private balcony and integrated appliances, a double bedroom with two large windows creating an abundance of natural lighting and two built in wardrobes, and a contemporary family bathroom. Other benefits include a hallway useful storage cupboard, a 997-year lease remaining, new home warranty, a 24-hour concierge, residents' gym, resident's lifts, and secure video entry system.

There are a variety of local amenities including cafes, shops, and Tesco express, a good selection of renowned family gastro pubs such as, The Fox, The Green & The Emporium W7, local transport links and local sought after green open spaces such as Elthorne Park, Three Fields and the popular Boston Manor Park with its picturesque nature trails. There is also easy access to both West Ealing & Northfields high street.





Total floor area 51.8 m² (558 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Sarsen House, Middle Road, London

- Modern, second floor, apartment flat in Olde Hanwell
- The building is under 2 years old (with new home Warranty)
- Onsite 24-hour concierge & residents Gym
- Lifts and secure intercom system
- A short walk to high street amenities, Tesco express and Hanwell train station (Great Western Rail & Elizabeth line)

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3324.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Sarsen House situated in newer development Middle Road in Hanwell offering great style and a vibrant living lifestyle, the property benefits from a long lease, a private balcony, and an excellent selection of nearby transport links.

offers in excess of £350,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL109755



Property Ref:
EAL109755 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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