

## BOSTON ROAD, HANWELL



£399,950

Tuffin & Wren are delighted to offer to the market, this purpose-built Edwardian maisonette situated in an exceptionally convenient location just minutes from stations & surrounding amenities. The apartment boasts a superbly-presented, bright & spacious interior that now includes a generous reception room, stylish kitchen/dining room and direct access to its own, pretty south-westerly facing rear garden. The property is further enhanced by 2 good-sized bedrooms, a most stylish bathroom and the courtyard to the front with your own private garden and entrance.



# TUFFIN & WREN

*Independent Estate Agents*

**Generous Reception Room**



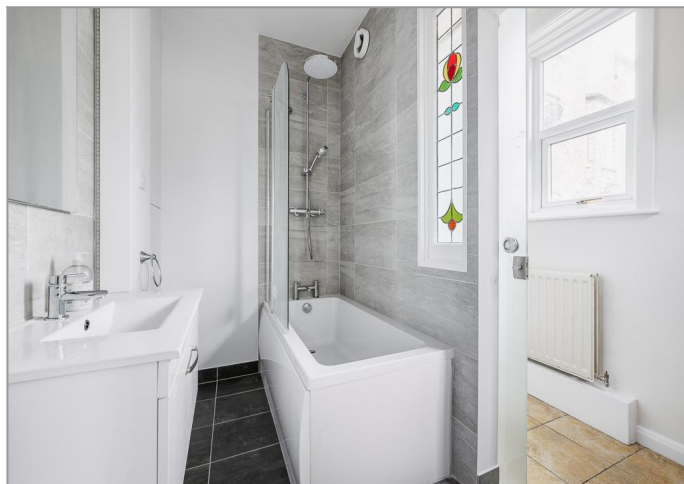
**Modern Fitted Kitchen/Dining Room**



**Principal Bedroom**



**Stylish Bathroom**



**Own South-Westerly Facing Garden**



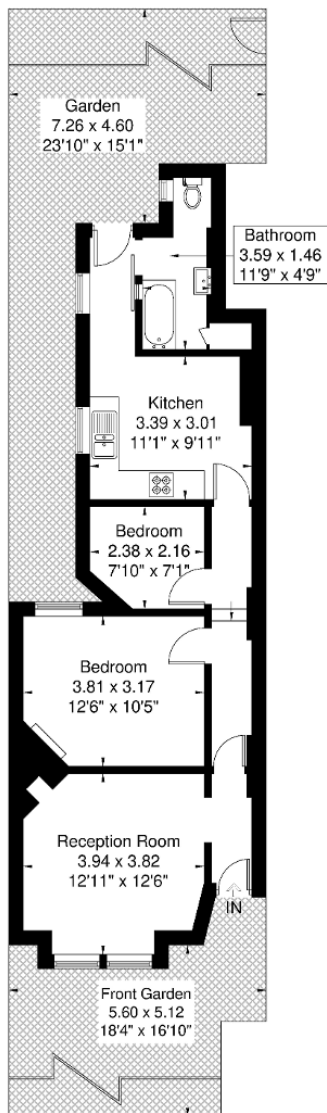
## Further Information

For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

## Boston Road

Approximate Gross Internal Area = 57.6 sq m / 620 sq ft



Ground Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.

The floorplan is for illustrative purposes only and not to scale.

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### Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		