




LESLIE & CO

LOWER BOSTON ROAD, HANWELL, LONDON, W7

Guide Price: **£450,000**



 Leslie & Co





About the property

Why we'd buy this home:

Rationally, it ticks every box - freehold, chain-free, with a garden, an outbuilding, and a location so picturesque it could double as a Richard Curtis film set.

But more importantly, emotionally, it delivers something far rarer: the illusion of escape. Sit in the garden with a coffee or a glass of wine and you'd swear you're deep in the countryside, not mere steps from shops, cafes, and one of the best pubs in the borough!

It's on a tree-lined street in one of Hanwell's greenest, quaintest pockets, just moments from the delightful riverside.

While not vast, the space is beautifully formed — more poem than novel, with every corner considered and inviting.



Key features

- Beautiful Freehold Cottage
- Charming Architecture
- Lovely Private Garden
- Useful Outbuilding
- Chain-Free
- Move-In Ready
- Tree-Lined Street
- Highly Sought-After Location

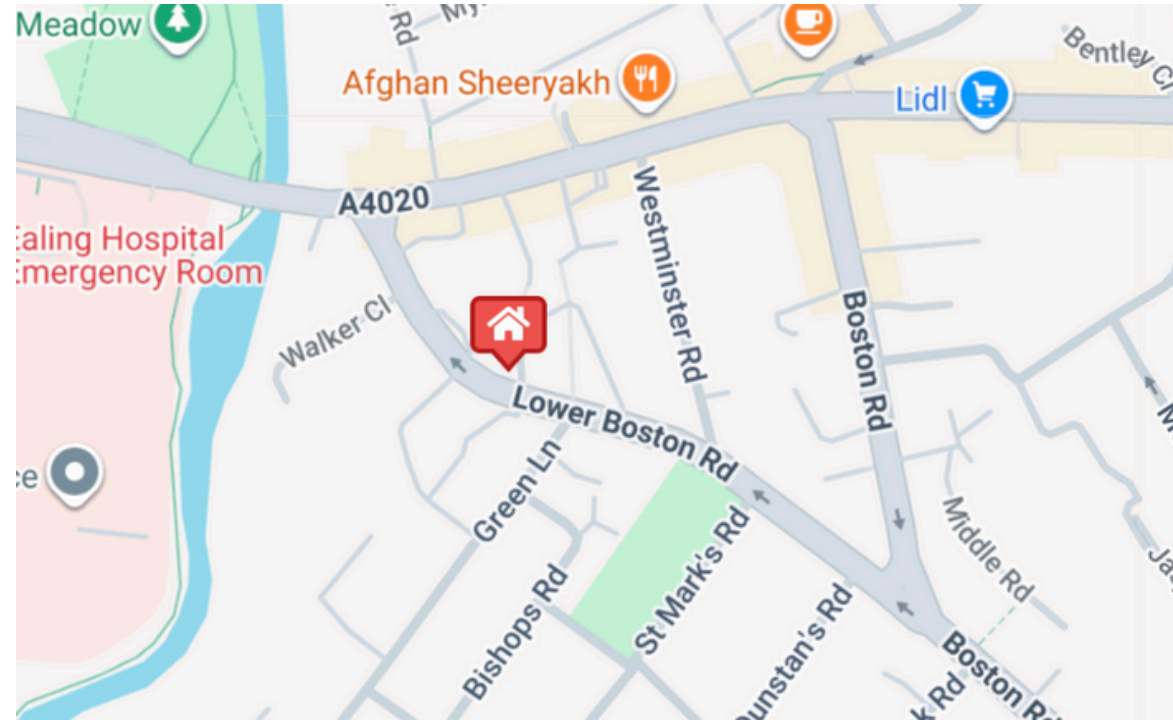
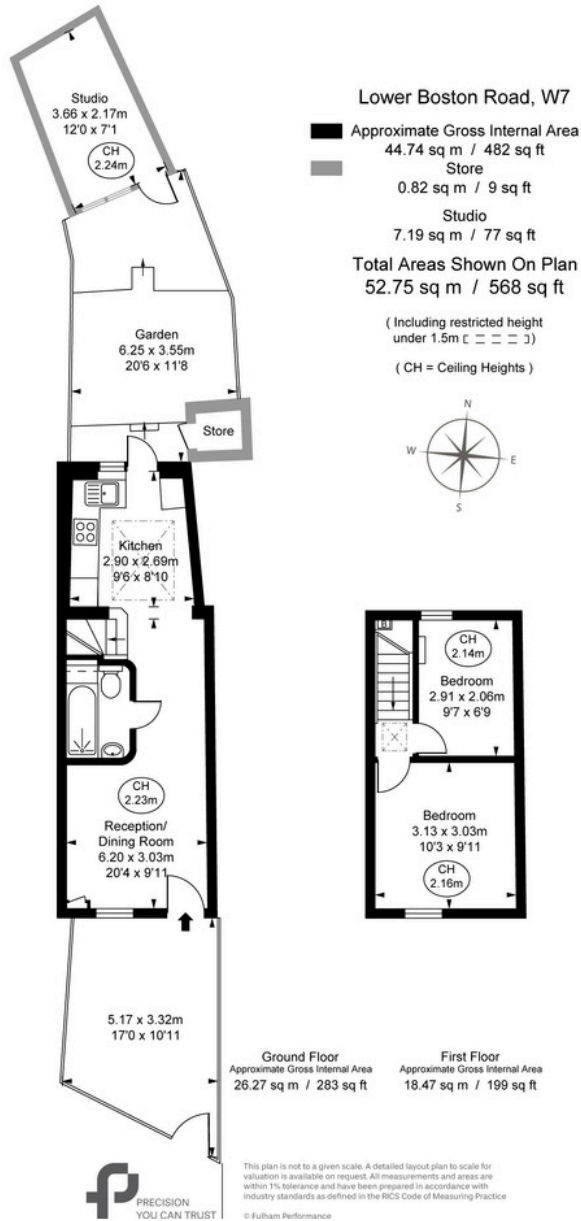
Material information

- Tenure - **Freehold**
- Council Tax - **Band D**
- Guide Price - **£450,000**



PAUL LESLIE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			86
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			