



Leslie
& Co.

KENNEDY ROAD, HANWELL, LONDON, W7

Guide Price: **£1,650 PM**



Leslie & Co





About the property

Why we'd rent this home:

Walk through the private entrance and you're immediately embraced by the extraordinary natural light and quietness.

This fantastic maisonette comprises a private entrance, modern fully-equipped separate kitchen, light-filled reception room, generous double bedroom, sleek bathroom, ample storage, and huge private garden - perfect for al-fresco dining and hosting summer barbecues. Other benefits include a new central heating system and wooden flooring throughout.

Beyond the garden, the area boasts an array of wonderful parks, green spaces and riverside spots. The location also possesses a tangible community vibe and fantastic local amenities, including independent bakeries, restaurants, shops, wine bars and coffee houses.

And there's the exceptional transport links - an Elizabeth Line journey is a relative magic carpet ride for commuters! This new, super-fast, air-conditioned tube line provides easy access into town, the airport and beyond. It's simply a game-changer.

In summary, this wonderful home offers a rare balance of calm, convenience and quality, ready to enjoy immediately.

Key features

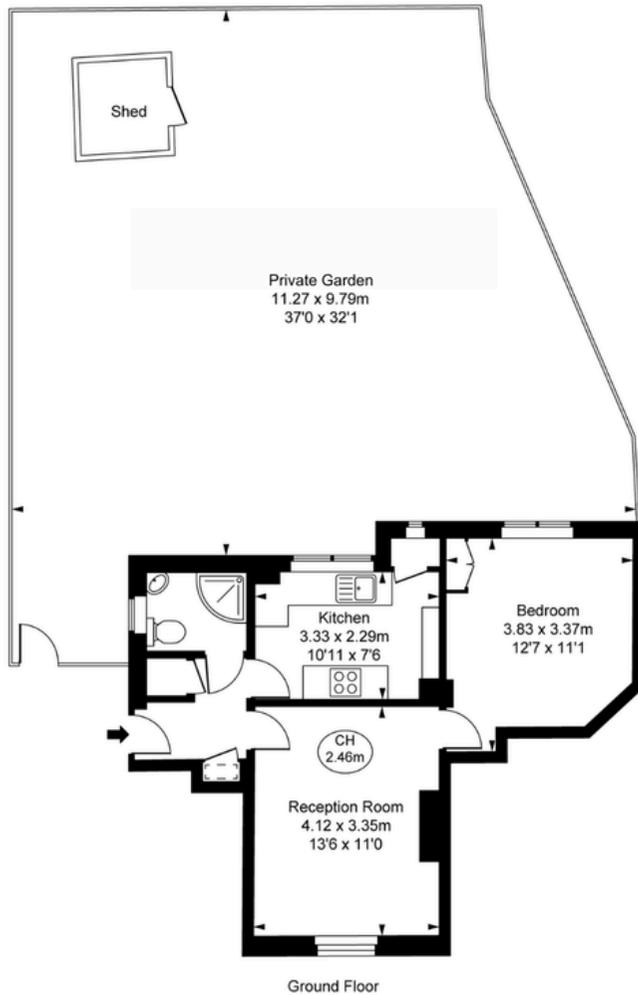
- Fantastic ground floor maisonette
- Private entrance
- Expansive sunny private garden
- Close to Elizabeth Line
- Modern separate kitchen
- Abundance of local amenities
- Fully tiled sleek bathroom
- Available now

Material information

- Council Tax Amount - £1587.47 (Band B)
- Guide Price - £1,650 PM

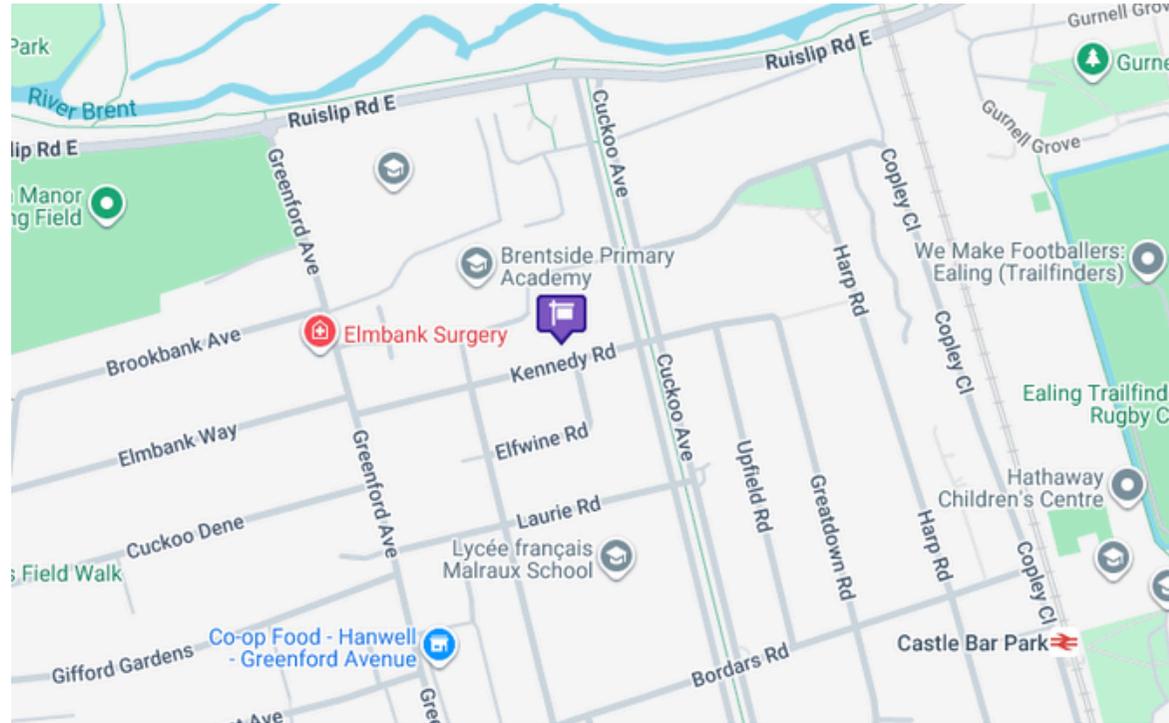


Kennedy Road, W7
 Approximate Gross Internal Area
41.38 sq m / 445 sq ft
 (Including restricted height
 under 1.5m (- - - -))
 (CH = Ceiling Heights)



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

