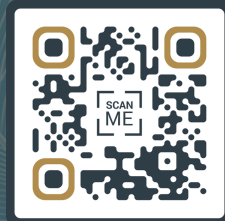




Leslie
& Co.

SARSEN HOUSE, HANWELL SQUARE, EALING, W7

Guide Price: **£2,000 PM**



Leslie & Co





About the property

What the owners love:

We have loved living at 83 Sarsen House. After returning to the UK from overseas, this apartment was the perfect place to call home for three years.

The apartment is spacious, filled with natural light, and the living room opens onto a lovely private balcony – perfect for enjoying a morning coffee or relaxing on a warm summer evening.

As a modern development, everything is well maintained, and having access to the residents' gym and a 24-hour concierge has been a real bonus. The building also has a friendly community feel, which made us feel at home from the start.

In terms of the local area, Hanwell offers the best of both worlds – a peaceful, leafy part of London with plenty on your doorstep. There are lovely independent cafés, an amazing reformer Pilates studio, and a Tesco just a short walk away, while Ealing and Northfields offer a fantastic choice of restaurants, pubs and shops. One of the things we've particularly enjoyed is seeing new independent businesses open during our time here, with the latest being a fantastic juice bar that makes you feel like you're at a beach resort without ever leaving Hanwell.

Key features

- Stunning one-bedroom apartment
- Ground-breaking new development
- Luxurious contemporary interiors
- Sunny private terrace
- Generous footprint and ample storage
- Residents gym and 6th floor roof garden
- Third floor with lift, concierge and secure bike storage
- Exceptional transport links
- Abundance of local amenities
- Riverside walks and lovely parks nearby

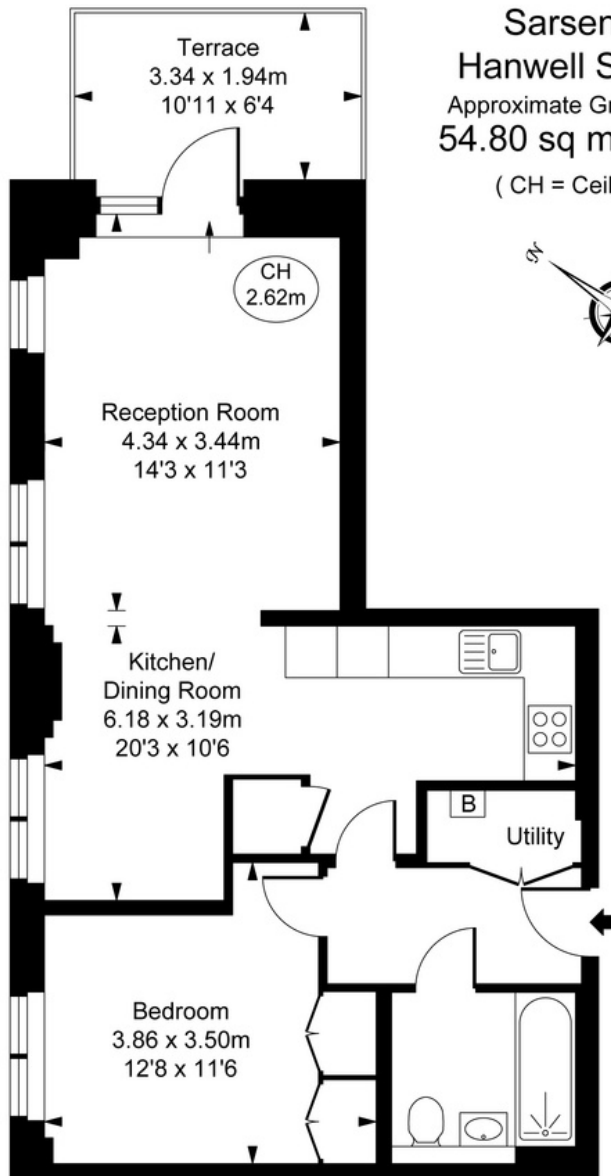
Material information

- Council Tax Amount - £1900.92 (Band C)
- Guide Price - **£2,000 PM**

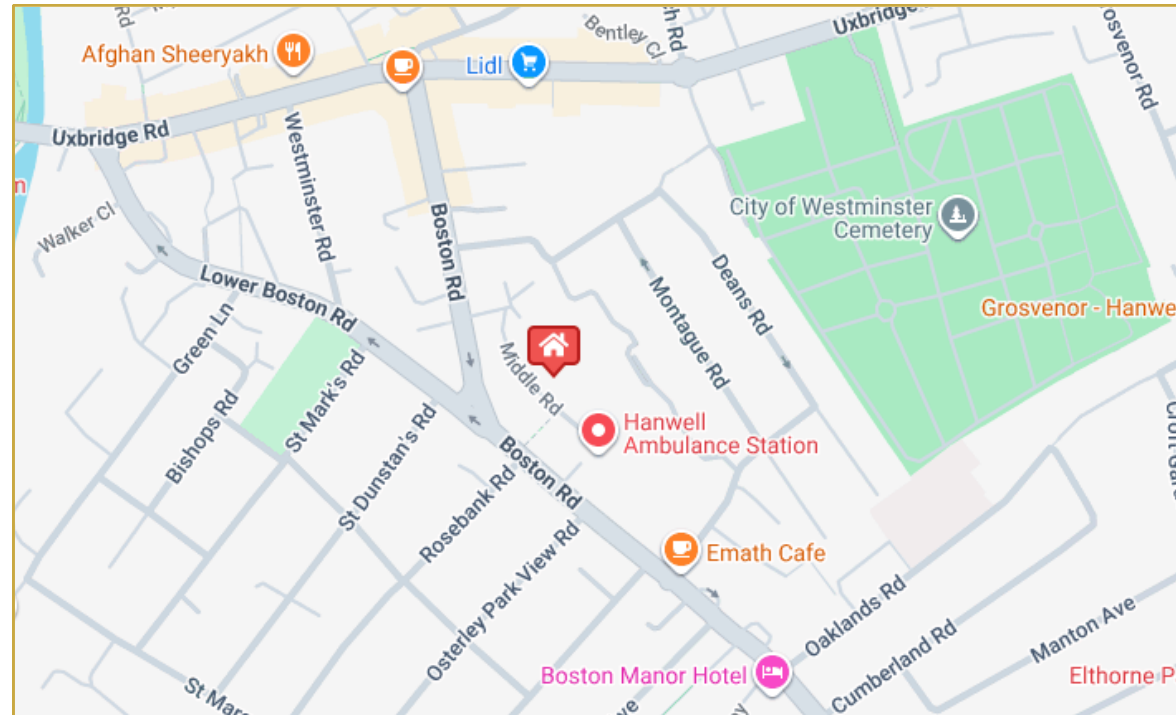


Sarsen House, Hanwell Square, W7

Approximate Gross Internal Area
54.80 sq m / 590 sq ft
(CH = Ceiling Heights)



Third Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	85

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		93	93