



## 2 Hanwell Square, Middle Rd , London, W7 3FS

Hanwell Square is a vibrant new village-style development in leafy West London, offering contemporary homes with excellent connectivity and a strong sense of community. Located just a 10-minute walk from Hanwell Station on the Elizabeth Line, residents can reach Paddington in around 15 minutes, the West End in under 20 minutes and Heathrow Airport in approximately 15 minutes. The development features thoughtfully designed apartments with private balconies or terraces, set around landscaped courtyards and a lively public square with cafés, shops and local amenities. Residents benefit from a concierge service and gym, while being surrounded by green spaces, canal walks and parks. Hanwell Square is ideal for professionals, first-time buyers and investors seeking modern living with fast transport links and long-term appeal.

Guide price £499,999



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- 10-minute walk to Hanwell Station (Elizabeth Line)
- Canary Wharf in 33 minutes
- Private outdoor space to every home
- Paddington in 15 minutes
- Heathrow Airport in 15 minutes
- Parking available
- Bond Street in 18 minutes
- Concierge service and residents' gym



[Directions](#)





## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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		
(1-29) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC