

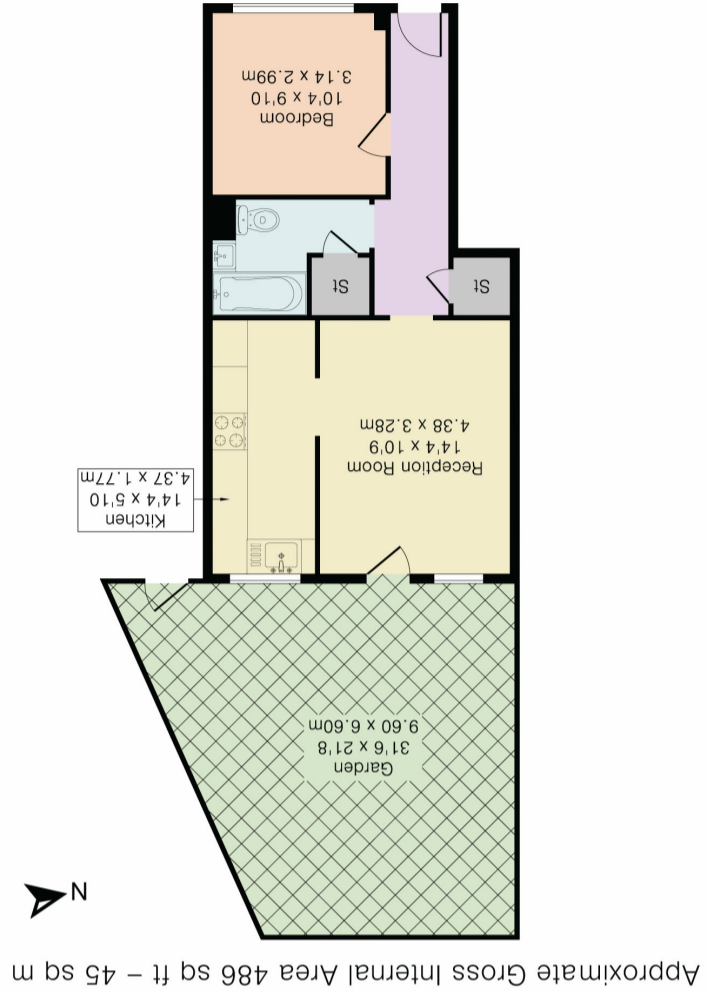
Energy Efficiency Rating	
Current	Potential
77	77

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

EU Directive 2002/91/EC
 England, Scotland & Wales



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



1 April Close, London. W7 3HF.

£375,000

Hidden away in the highly sought-after 'Golden Manor' area of Hanwell, this stunning one bedroom ground floor apartment benefits from a large private South facing rear garden and an allocated parking space.

The apartment is well presented throughout having been modernised in recent years and now provides a bright spacious home close to the day to day shops on the Greenford Avenue, a few minutes walk from the Elizabeth Line with speedy access to the West End and City and also the vast expanse of the Brent River Park with the 'Bunny Park', Hanwell Zoo and the Millennium Maze.

A lease of over 120 years is provided and the property is also to be sold with no onward chain.

Reception

14' 4" x 10' 9" (4.37m x 3.28m) Rear aspect double glazed window and door to garden, radiator, oak wood floor, access to kitchen

Kitchen

14' 4" x 5' 10" (4.37m x 1.78m) Rear aspect double glazed window, range of eye and base level units with gas hob with oven under and extractor hood over, single drainer sink, wall mounted boiler, plumbing and space for washing machine and dishwasher, tiled floor

Shower Room

Large shower cubicle, low level WC, vanity wash hand unit, fully tiled walls and floor, heated towel rail, extractor fan

Bedroom

10' 4" x 9' 10" (3.15m x 3.00m) Front aspect double glazed window, radiator

Garden

Private South facing garden mainly laid to lawn with large storage shed at the rear with power, Patio area and side gate to front

Outside

Allocated parking space.

