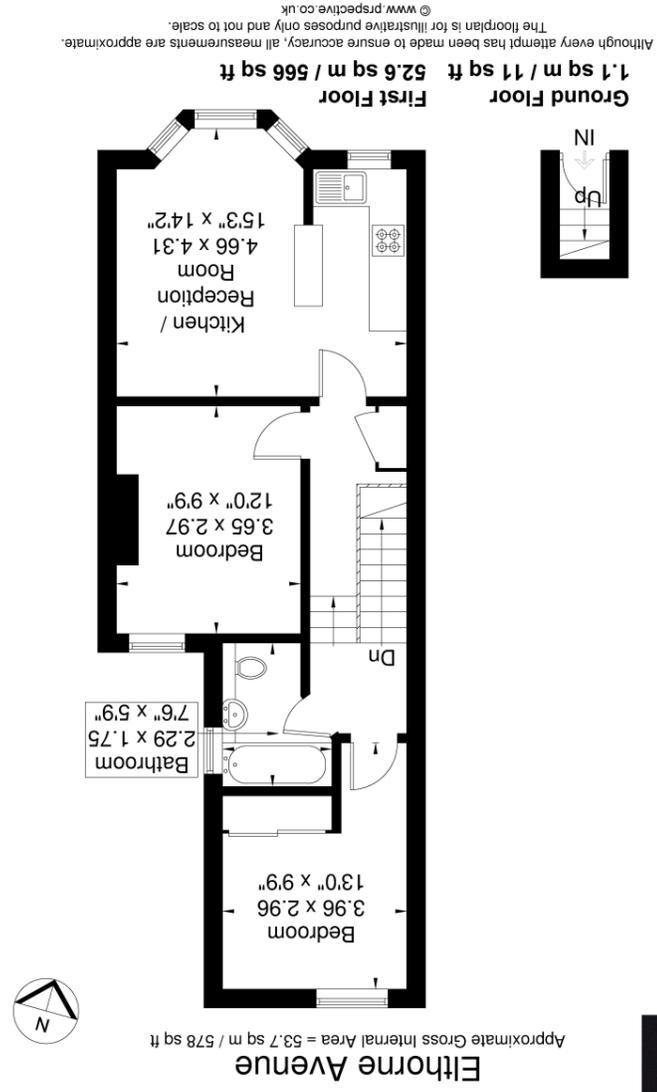


Energy Efficiency Rating	
Current	Potential
73	78
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

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



22a Elthorne Avenue, Hanwell, London. W7 2JN.

£385,000

Well presented two double bedroom first floor flat within walking distance of bus links & Boston Manor Piccadilly Line tube. This modern property boasts two good sized double bedrooms, spacious lounge with a fully fitted modern kitchen with breakfast bar & tiled bathroom.

The property also offers access to a substantial loft with future potential to easily extend and add a further two bedrooms & additional bathroom subject to usual planning permissions. The property is being offered with a lease of nearly a thousand years.

Elthorne Avenue is a tree lined residential street moments from the gates of Elthorne Park. a large expanse of parkland and country walks. The shopping parades at Northfields and West Ealing are within easy reach, along with the Piccadilly Line at Northfields and Boston Manor and the Elizabeth Line at West Ealing. In the catchment area for Fielding Primary and Elthorne Park High schools.

#### Lounge (Reception)

Front aspect double glazed bay window, wood floor, radiator, open plan with

#### Kitchen

Front aspect double glazed window, range of eye and base level units gas hob with oven under and extractor over, plumbing and space for washing machine, wall mounted boiler, radiator, spot lights

#### Bathroom

Side aspect double glazed frosted window, panel enclosed bath with shower, vanity wash hand basin, low level WC, radiator, tiled walls

#### Bedroom

Rear aspect double glazed window, radiator

#### Bedroom 2

Rear aspect double glazed window, radiator, fitted wardrobes

