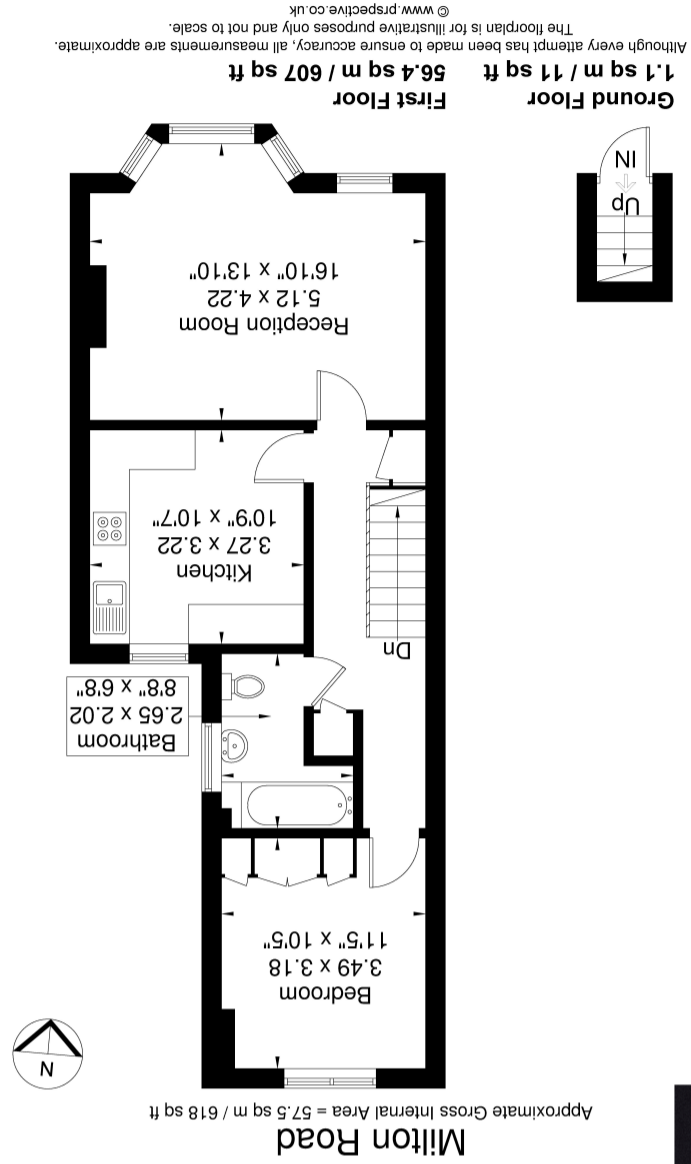


Energy Efficiency Rating	
Current	Potential
63	66

Energy Efficiency Rating	
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



38a Milton Road, Hanwell, London. W7 1LF.

£399,950

Large than average one bedroom first floor flat converted from a previous period house to provide bright, airy high-ceilinged home. The flat is well presented throughout and comes with a long list of benefits including a chain free sale. It is being sold with a share of the freehold including the demise of the loft, meaning the next owners would be able to convert the current large loft (subject to planning permission) with ease.

The property is situated in the ever popular Poets Corner area of Hanwell, less than 500 yards from Hanwell Elizabeth Line Station offering speedy direct access into central London, the City and Heathrow Airport. Also close by are a good range of shops bars and restaurants on the Greenford Avenue, not far from Churchfield Park and Brent Valley Golf Course.

#### Reception

16' 10" x 13' 10" (5.13m x 4.22m) Two front aspect double glazed windows one into bay, radiator, laminate floor

#### Kitchen

10' 9" x 10' 7" (3.28m x 3.23m) Rear aspect double glazed window, range of eye and base level units with electric hob oven under and extractor hood over, singled rainer single, plumbing and space for washing machine, wall mounted boiler, laminate floor

#### Bathroom

8' 8" x 6' 8" (2.64m x 2.03m) Side aspect double glazed frosted window, panel enclosed bath, pedestal wash hand basin, low level WC, extractor fan, tiled walls

#### Bedroom

11' 5" x 10' 5" (3.48m x 3.17m) Rear aspect double glazed window, radiator, fitted wardrobe

