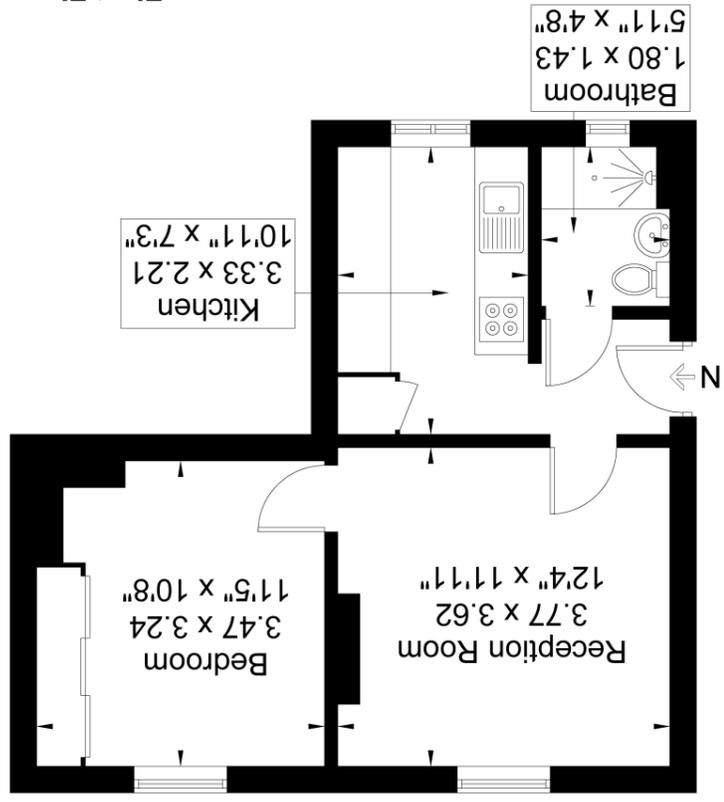


Energy Efficiency Rating	
Current	Potential
59	59
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	

First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
 © www.perspective.co.uk



Greatdown Road
 Approximate Gross Internal Area = 38 sq m / 409 sq ft



19 Greatdown Road, Hanwell, London. W7 1JR.

£259,950



Castle Residential are pleased to offer this well presented one bedroom first floor flat benefiting from a large private garden. The spacious property boasts a large double bedroom with built in wardrobes, spacious lounge, modern fitted kitchen with granite worktops, appliances & a tiled bathroom with shower. The property benefits by having gas central heating, double glazed windows it also benefits from a NEW LEASE of over 170 Years and the service charge is unique in that it includes the hot water and heating for the property. The flat is also being sold with no chain.

The property's location means local amenities and shops are all within walking distance, as well as multiple bus services and Castle Bar Station (Overground) and Hanwell Elizabeth Line Station.

Kitchen

10' 11" x 7' 3" (3.33m x 2.21m) Rear aspect double glazed window, range of eye and base level modern units with electric hob with extractor above and oven to the side, plumbing and space for washing machine and dishwasher, tiled walls and floor

Lounge (Reception)

12' 4" x 11' 11" (3.76m x 3.63m) Front aspect double glazed window, radiator

Bedroom

11' 5" x 10' 8" (3.48m x 3.25m) Front aspect double glazed window, radiator, fitted wardrobes

Shower Room

Rear aspect double glazed frosted window, shower cubicle, low level WC, hand wash basin, tiled walls and floor

Garden

Mainly laid to lawn

