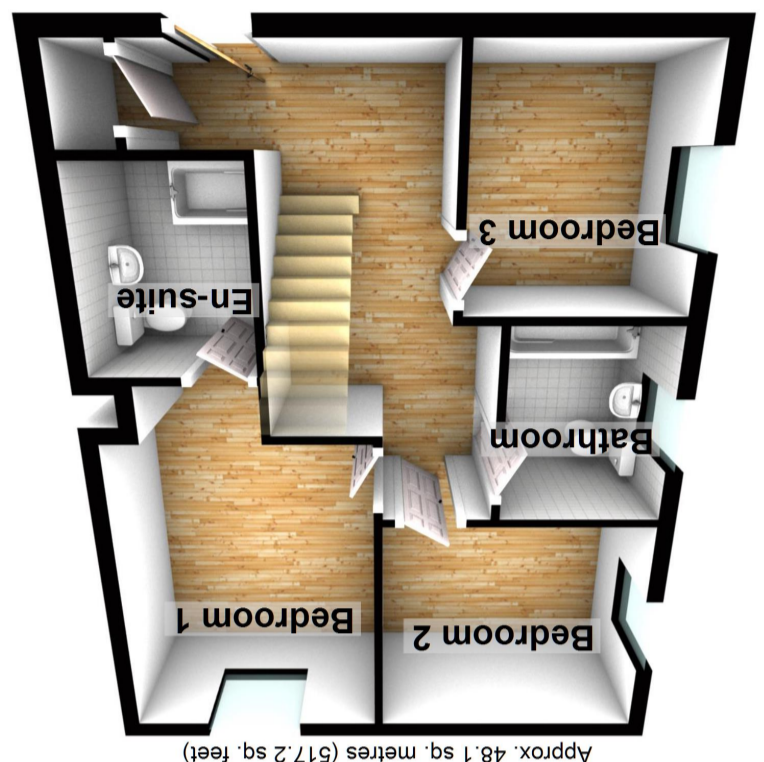
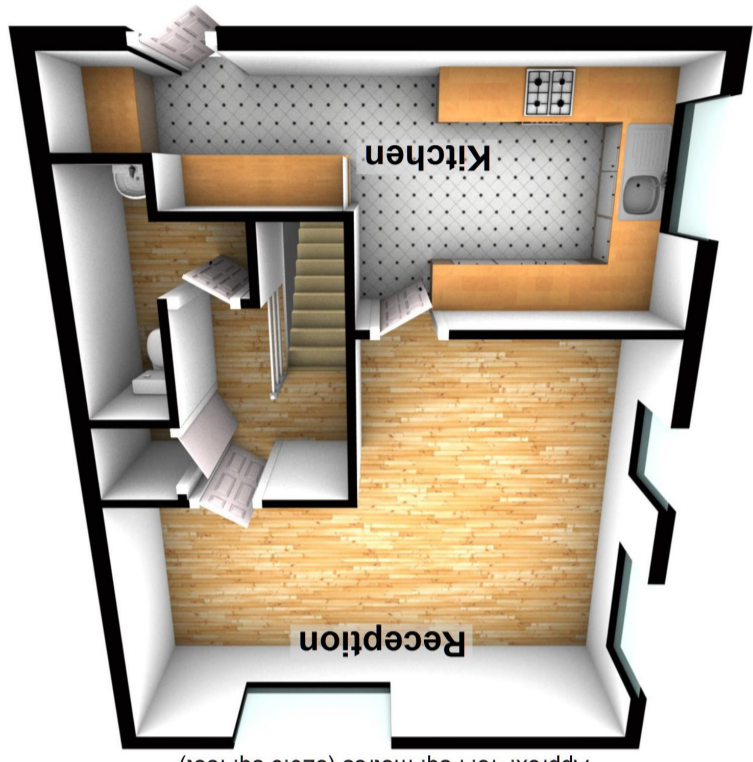


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not energy efficient - higher running costs	
Current	73
Potential	65
<b>Energy Efficiency Rating</b>	

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current	68
Potential	65
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>	

Total area: approx. 96.5 sq. metres (1038.2 sq. feet)



27 Kipling Court Greenford Avenue, Hanwell, LONDON. W7 1LZ.



Located in a private modern block set back from the Greenford Avenue. This sizeable three double bedroom split level property is only but a short walk from Hanwell BR station with access direct into Paddington and Heathrow, with also benefiting from the forthcoming Cross Rail. The property provides spacious accommodation over 1000sqft throughout, briefly consisting of three double bedrooms the main having a large en-suite, a large 20'3" x 17'2" lounge/diner, fitted modern kitchen and access to a private balcony for some outdoor space. Other benefits include allocated parking space and well maintained grounds, TWO allocated parking spaces and being sold, share of the freehold with a lease of close to 1000 years.

### Kitchen

20' 4" x 8' 4" (6.20m x 2.54m) Front aspect double glazed window, ample range of eye and base level modern units with integrated electric hob with oven under and extractor hood over, plumbing and space for dishwasher, stainless steel single drainer sink, tiled floor, door leading to private balcony

### Bedroom 1

15' 0" x 9' 10" (4.57m x 3.00m) Side aspect double glazed window, electric heater, door to

### En Suite Bathroom

Panel enclosed bath with shower attachment, vanity wash hand basin, low level WC, tiled walls and floor, extractor fan

### Bedroom 2

10' 2" x 9' 4" (3.10m x 2.84m) Front aspect double glazed window, electric heater

### Bedroom 3

8' 5" x 7' 6" (2.57m x 2.29m) Front aspect double glazed window, electric heater

### Bathroom

Front aspect double glazed window, panel enclosed bath with shower attachment, vanity wash hand basin, low level WC, tiled walls and floor, extractor fan

### Lounge (Reception)

20' 3" x 17' 2" (6.17m x 5.23m Maximums) 'L' shaped with dual aspect double glazed windows, two storage heaters, laminate floor

### Separate Cloakroom

Pedestal wash hand basin, low level WC

