

England, Wales & N.Ireland			EU Directive 2002/91/EC	
Energy Efficiency Rating			Potential	Current
Very energy efficient - lower running costs				
A	(92 to 100)			
B	(81 to 91)			
C	(69 to 80)			
D	(55 to 68)			
E	(39 to 54)			
F	(21 to 38)			
G	(1 to 20)			
Not energy efficient - higher running costs				
			82	76

England, Wales & N.Ireland			EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			Potential	Current
Very environmentally friendly - lower CO <sub>2</sub> emissions				
A	(92 to 100)			
B	(81 to 91)			
C	(69 to 80)			
D	(55 to 68)			
E	(39 to 54)			
F	(21 to 38)			
G	(1 to 20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions				
			73	82







Offered to the market with no onward chain. This huge three bedroom property is arranged over three floors and offers an impressive 1400sqft + of accommodation in total with its own private rear garden. The property is accessed via its own entrance hall with stairs to the first floor with access to two large rooms and the fitted kitchen, which you would follow through to the balcony and then private garden. The top floor has lots of light from a large light well and has two further large double rooms and the bathroom. The property is located on the Greenford Avenue with a bus stop nearly on your doorstep to provide multiple services into Ealing, Greenford and onto Hanwell BR station if the straight forward walk is too far.

**Reception**

16' 8" x 15' 5" (5.08m x 4.70m) Dual aspect double glazed windows, radiator, wood floor

**Bedroom**

14' 5" x 14' 2" (4.39m x 4.32m) Front aspect double glazed window onto front balcony, radiator, wood floor

**Kitchen**

12' 10" x 7' 10" (3.91m x 2.39m) Rear aspect double glazed window and door to rear balcony and then onto garden, range of eye and base level units with stainless steel single drainer sink, gas cooker point, plumbing and space for washing machine, wall mounted boiler, larder cupboard

**Bedroom**

16' 8" x 15' 5" (5.08m x 4.70m) Dual aspect double glazed windows, radiator

**Bedroom**

Dual aspect double glazed windows, radiator, fitted wardrobe

**Bathroom**

Four piece suite consisting of shower cubicle, panel enclosed bath, low level WC, pedestal wash hand basin, with a separate WC also

