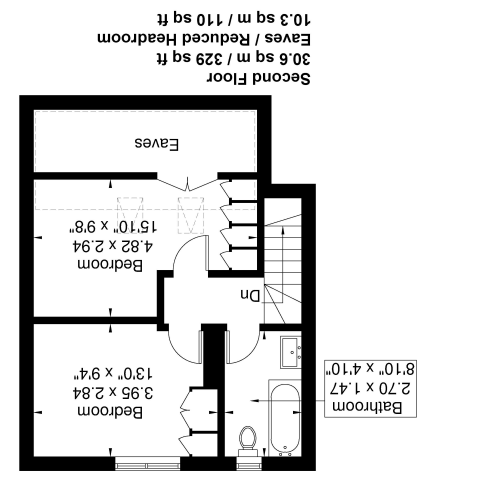
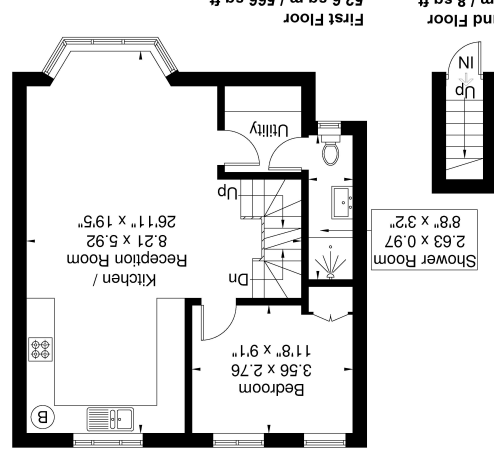


Energy Efficiency Rating	
Current	Potential
80	80

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	

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

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Studland Road
 Approximate Gross Internal Area = 91.2 sq m / 981 sq ft
 Eaves Storage / Reduced Headroom = 10.3 sq m / 110 sq ft
 Total = 101.5 sq m / 1092 sq ft



54B Studland Road, London. W7 3QX.

£499,950



Offered to the market with no onward chain is this stunning three double bedroom marionette. Located on a popular road the property is beautifully presented to the market with modern aspects throughout. The home has been carefully extended and thought out to provide over 1000 sqft over two floors of living space and briefly consists of three double bedrooms two modern bathrooms and a large fitted kitchen open plan with with large reception area leading the space to be ideal for entertaining or being together as a family.

The property is situated close to local shops, restaurants and day to day services and transport links provided by the Greenford Avenue. Hanwell Elizabeth Line Station is also accessible providing direct access into Paddington, Bond St the City and beyond. With good local secondary and primary schools including Mayfield Primary School all but a short walk away.

Reception Room / Kitchen

26' 11" x 19' 5" (8.20m x 5.92m) Dual aspect double glazed windows, radiator, spot lights stairs to second floor

Kitchen. Range of eye and base level modern units with under counter sink, gas hob with extractor hood over and oven and microwave to side, wall mounted boiler

Utility Area

Plumbing and space for washingmachine, door to

Shower Room

Shower cubicle, vanity wash hand basin, low level WC, heated towel rail, tiled

Bedroom 1

11' 8" x 9' 1" (3.56m x 2.77m) Rear aspect double glazed window, wood floor, radiator, fitted wardrobes

Bedroom 2

13' 0" x 9' 4" (3.96m x 2.84m) Rear aspect double glazed window, wood floor, radiator, fitted wardrobes

Bathroom

8' 10" x 4' 10" (2.69m x 1.47m) Rear aspect double glazed window, panel enclosed bath with shower, vanity wash hand basin, low level WC, spot lights, tiled walls and floor, heated towel rail

Bedroom 3

15' 10" x 9' 8" (4.83m x 2.95m) Rear aspect double glazed window, wood floor, radiator, fitted wardrobes, storage into eaves

