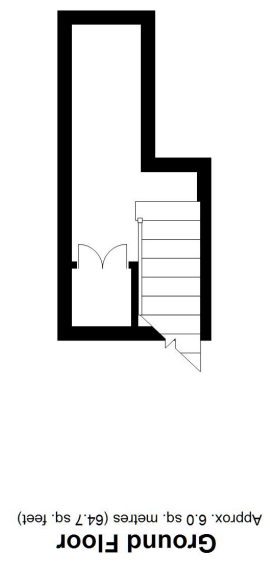
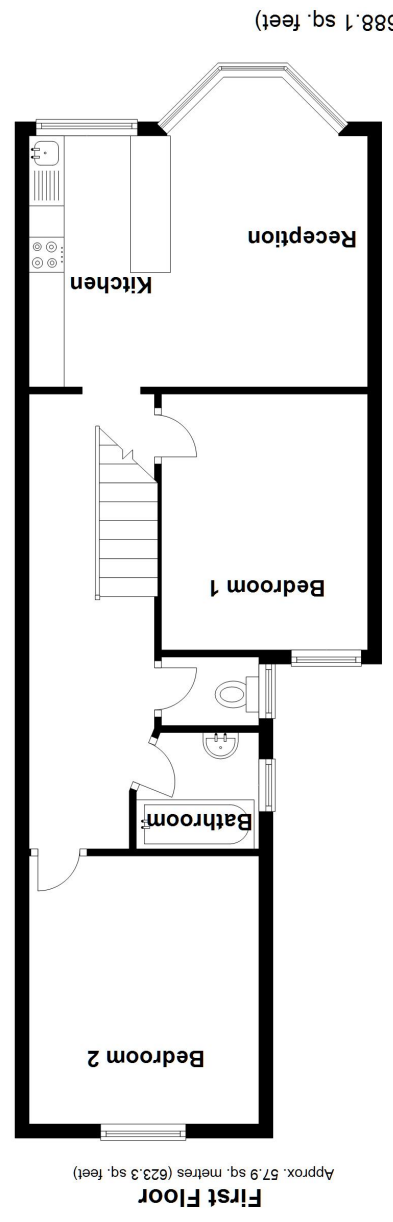


Energy Efficiency Rating	
Current	Potential
79	68
Very energy efficient - lower running costs A (92 to 100) B (81 to 91) C (69 to 80) D (55 to 68) E (39 to 54) F (21 to 38) G (1 to 20) Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Wales & N.Ireland	



122b Oaklands Road, Hanwell, London. W7 2DX.

£400,000





Castle Residential are delighted to offer to the market this spacious two double bedroom first floor flat, accessed via your own private entrance. This maisonette is located on a quiet residential tree lined avenue, with amenities and transport links all close by. Boston Manor (Piccadilly Line Station) and green open spaces of Elthorne Park also close by. The property comprises of two double bedrooms, bathroom with a separate WC and a spacious open plan kitchen/reception. Other benefits ample storage space with potential to extend (subject to planning permission) recently installed combi boiler and double glazed windows. This amazing flat also benefits from being newly redecorated and has NO ONWARD CHAIN.

### Bathroom

Side aspect double glazed window, pedestal wash hand basin, heated towel rail

### Reception

15' 9" x 14' 1" (4.80m x 4.29m) Large front aspect bay window, wood floor, radiator, open plan with kitchen

### Kitchen

Front aspect double glazed window, range of eye and base level units with integrated hob with oven under and extractor hood over, single drainer sink, plumbing and space for washing machine, radiator



### Bedroom 1

12' 7" x 11' 9" (3.84m x 3.58m) Rear aspect double glazed window, radiator, fitted cupboards one housing a combination boiler

### Bedroom 2

11' 9" x 9' 9" (3.58m x 2.97m) Rear aspect double glazed window, radiator

