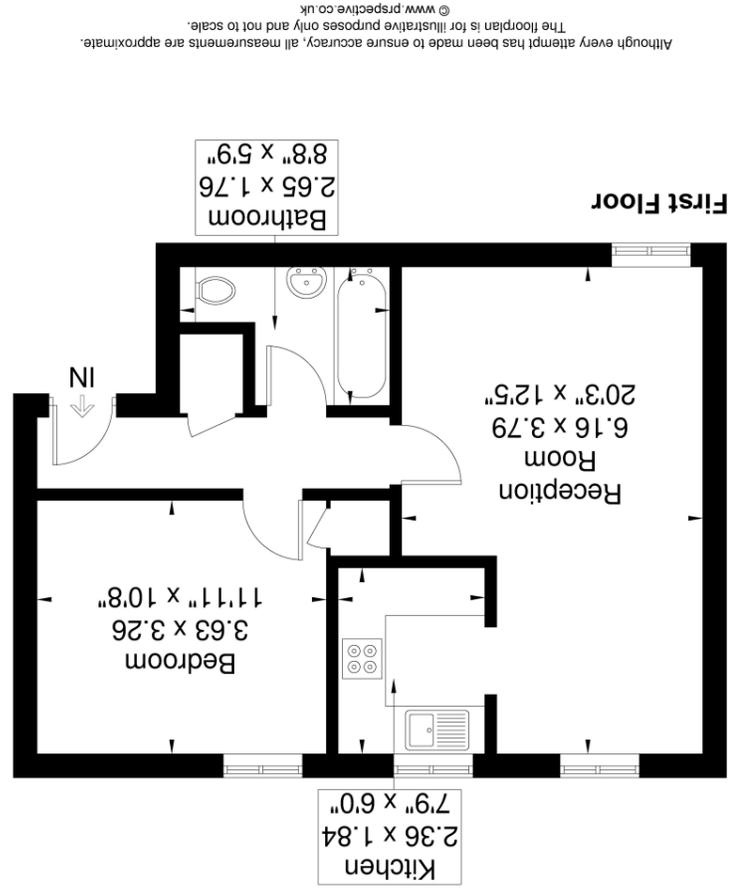


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	80
Potential	82



Kipling Court
 Approximate Gross Internal Area = 48.2 sq m / 518 sq ft



10 Kipling Court Greenford Avenue, Hanwell, London. W7 1LZ.

£319,950

This sizeable one-bedroom property is only but a short walk from the recently upgraded Hanwell Elizabeth Line Station, allowing you into Central London and outwards to Heathrow and Reading. Equally within reach is and minutes from the stunning Brent Lodge Park (the "Bunny Park") famous for Hanwell Zoo and Brent Valley golf course. Local shops and bus services in and around Ealing are available on the Greenford Avenue.

The first floor property itself is well presented to the market having been decorated and provides spacious and bright accommodation throughout. Other benefits include allocated parking space, well-maintained grounds, and is to be sold with a share of the freehold.

Lounge

20' 3" x 12' 5" (6.17m x 3.78m) Dual aspect windows electric heater, laminate wood floor, opens onto

Kitchen

7' 9" x 6' 0" (2.36m x 1.83m) Side aspect window, range of eye and base level modern units with electric hob with oven under, single drainer sink, integrated fridge/freezer, plumbing and space for washing machine

Bedroom

11' 11" x 10' 8" (3.63m x 3.25m) Side aspect window, electric hob, laminate floor, fitted wardrobe

Bathroom

Panel enclosed bath with shower, low level WC, wall mounted hand wash basin, extractor fan

Outside

Communal grounds, allocated parking space

