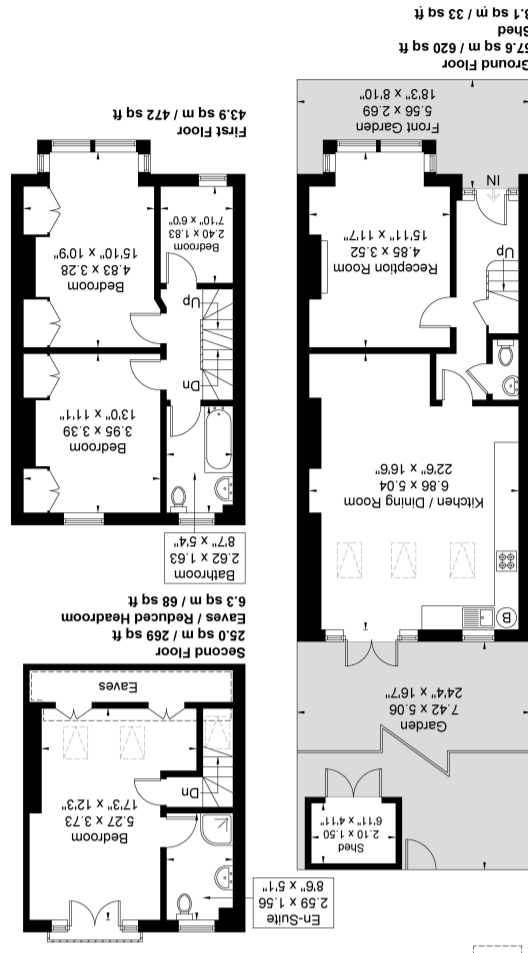


Energy Efficiency Rating	
Current	Potential
82	60
Very energy efficient - lower running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

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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Approximate Gross Internal Area = 126.5 sq m / 1361 sq ft
 Eaves / Reduced Headroom = 6.3 sq m / 68 sq ft
 Shed = 3.1 sq m / 33 sq ft
 Total = 135.9 sq m / 1462 sq ft

Legend: = Reduced headroom below 1.5m / 5'



28 Myrtle Gardens, London. W7 3JQ.

£825,000



Beautifully Edwardian family home, situated in this peaceful and highly desirable tree-lined street of Hanwell Village, close to Connolly Dell Gardens and through to the open spaces of Brent Lodge (Bunny) Park and Hanwell Zoo. This stunning period property benefits from a recent refurbishment with period features remaining throughout. The rear has been thoughtfully extended to offer a stunning spacious open plan kitchen / lounge with bi-folding doors and skylights, fully integrated kitchen, downstairs WC, the first floor comprises a master bedroom with en-suite bathroom, two further generous bedrooms with fitted storage and a fully tiled family bathroom. The loft offers a large double bedroom with en-suite. With stunning interiors and a private South facing rear garden this is the ideal family home.

Situated minutes from Hanwell Elizabeth Line Station providing speedy access to The City, Paddington and Heathrow. Hanwell Broadway with its vibrant local shops and restaurants is also close at hand offering regular bus services to Boston Manor Underground Station (Piccadilly Line) and Ealing Broadway Town Centre.

Lounge (Reception)

4.85m x 3.52m (15' 11" x 11' 7") Front aspect double glazed bay window, wood floor, radiator

Kitchen/ Family Room

6.86m x 5.04m (22' 6" x 16' 6") Rear aspect double glazed french doors and window to garden, range of eye and base level units with single drainer sink, plumbing and space for washing machine, dishwasher, gas cooker point with extractor over, two radiators, wood floor, three velux windows, spot lights

Downstairs W/C

Bedroom 1

4.83m x 3.28m (15' 10" x 10' 9") Front aspect double glazed bay window, wood floor, radiator, fitted wardrobes

Bedroom 2

3.95m x 3.39m (13' 0" x 11' 1") Rear aspect double glazed bay window, wood floor, radiator, fitted wardrobes

Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower, low level WC, pedestal wash hand basin, tiled walls and floor, extractor fan, heated towel rail

Bedroom 3

2.4m x 1.83m (7' 10" x 6' 0") aspect double glazed bay window, wood floor, radiator

Bedroom 4

5.27m x 3.73m (17' 3" x 12' 3") Rear aspect double glazed french doors with 'juliet' balcony, laminate floor, radiator, spot lights, two front aspect velux windows

En Suite

Rear aspect double glazed frosted window, shower cubicle, W/C, pedestal wash hand basin. tiled walls and floor, extractor fan, heated towel rail

