

| Energy Efficiency Rating | |
|--------------------------|-----------|
| Current | Potential |
| 78 | 78 |

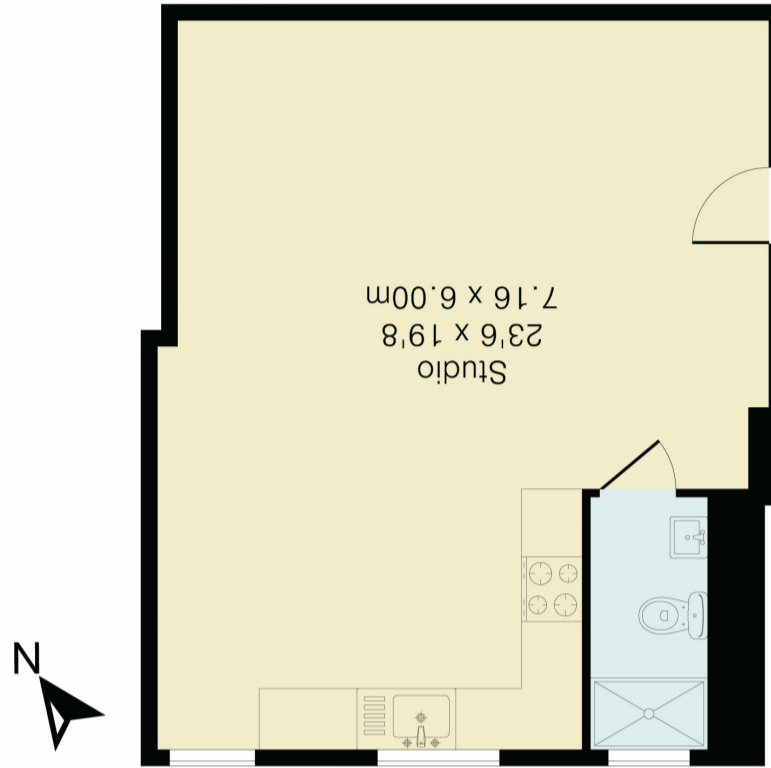
| England, Scotland & Wales | |
|---|---------|
| EU Directive 2002/91/EC | |
| Very energy efficient - lower running costs | |
| A | (92+) |
| B | (81-91) |
| C | (69-80) |
| D | (55-68) |
| E | (39-54) |
| F | (21-38) |
| G | (1-20) |
| Not energy efficient - higher running costs | |



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN

Second Floor



Approximate Gross Internal Area 450 sq ft – 42 sq m



Top floor studio apartment offering fresh and modern space with a long list of benefits but to name a few including new windows, radiators, kitchen, bathroom suite and flooring throughout.

The property being sold with no chain and a lease of 999 years. It is also conveniently located, with amenities literally on your doorstep including day to day shops, restaurants and supermarket. Multiple bus links are also there with Hanwell Elizabeth Line station, just a short 15 minute walk away. With popular schools in the vicinity both primary and secondary, this flat is an ideal choice for families.

An all round ideal purchase for an owner occupier or buy to let investor.

Studio

23' 6" x 19' 8" (7.16m x 5.99m) Front and rear aspect double glazed windows, newly fitted kitchen including eye and base level units, gas hob with oven under and extractor hood over, single drainer sink, plumbing and space for dishwasher and washing machine, spot lights

Bathroom

Rear aspect double glazed window, larger shower cubicle, tiled walls and floor, low level wC, vanity wash hand basin, heated towel rail

