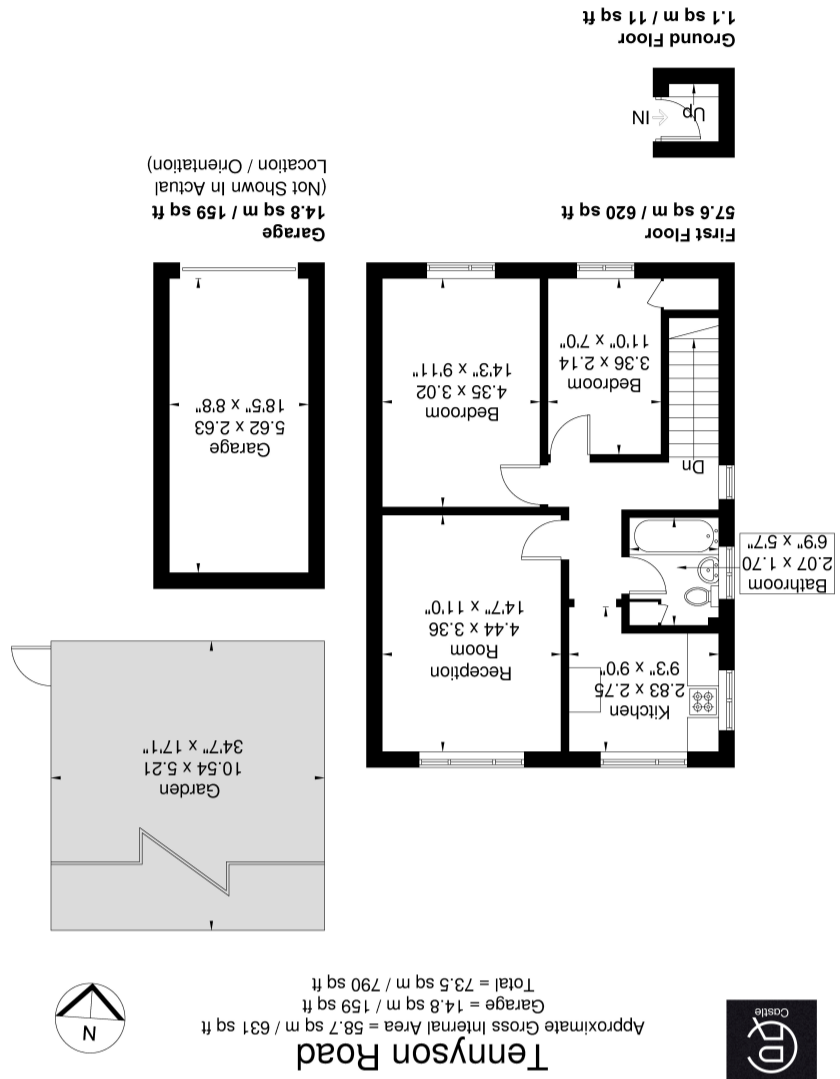


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Current	68
Potential	79

Energy Efficiency Rating

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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35 Tennyson Road, London. W7 1LH.

£410,000

First floor two bedroom garden maisonette, located in the popular Poets Corner area of Hanwell. The property's location means Hanwell Elizabeth Line Station is a short walk away. Also located at the end of the road are bus routes into Ealing Broadway and a range of shops and restaurants provided by the Greenford Avenue.

The property itself has numerous benefits including a rear private garden, your own entrance, double glazed windows, fitted kitchen, a new lease and a garage to provide valuable off street parking or storage.

Reception Room

14' 7" x 11' 10" (4.45m x 3.61m) Front aspect double glazed window, electric heater, laminate floor

Kitchen

9' 3" x 9' 0" (2.82m x 2.74m) Front and side aspect double glazed window, electric heater, laminate floor range of base level units with single drainer sink

Bedroom 1

14' 3" x 9' 11" (4.34m x 3.02m) Rear aspect double glazed window, electric heater, laminate floor

Bedroom 2

11' 0" x 7' 0" (3.35m x 2.13m) Rear aspect double glazed window, storage cupboard, laminate floor

Bathroom

Side aspect double glazed window, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin

Garden

Mainly laid to lawn, steel shed

