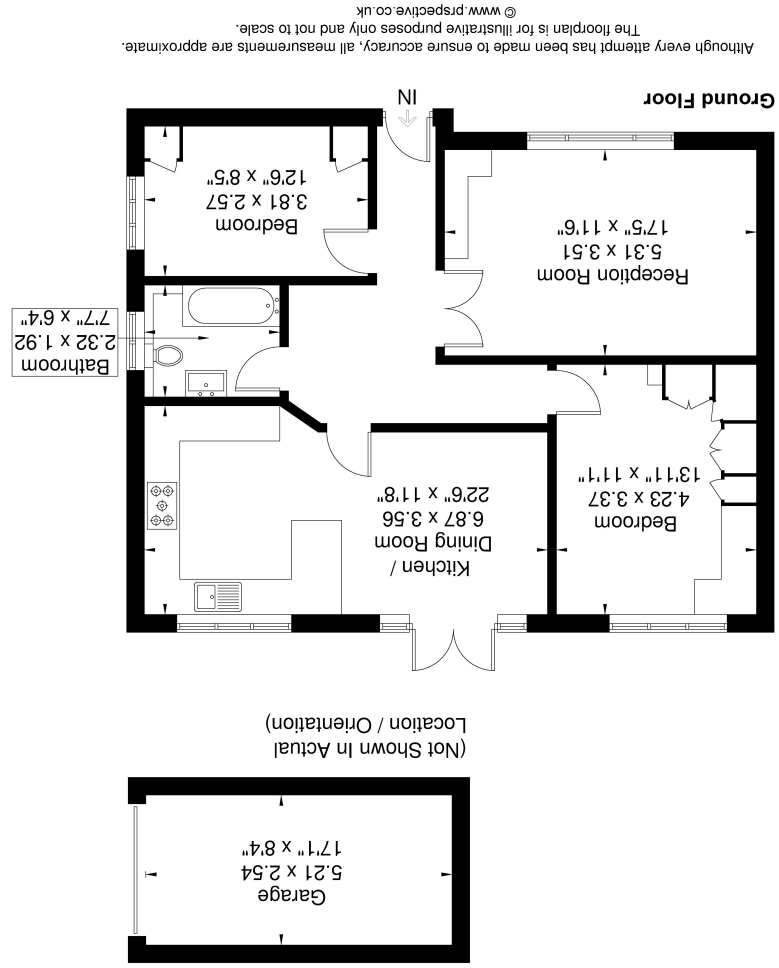


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Current Potential
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
70	
80	



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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Golden Court
 Approximate Gross Internal Area = 84.1 sq m / 905 sq ft
 Garage = 13.2 sq m / 142 sq ft
 Total = 97.3 sq m / 1047 sq ft



Flat 4, Golden Court Golden Manor, Hanwell, LONDON. W7 3EQ.

£499,950

Situated at one of Hanwell's most desirable locations, Castle are pleased to offer this huge two double bedroom ground floor apartment. Centrally located between the open space of Churchfields, Brent Valley golf course and Brent Lodge Bunny Park Hanwell Elizabeth Line station is also a short walk and provides direct access into Central London and the City.

The property itself offers spacious accommodation (in excess of 900sqft) with a bright front room, two double bedrooms, large fitted kitchen with granite worktops and dining room, bathroom, expansive communal gardens and allocated off street parking to the front of the building and a private garage to the rear. The property is also being sold with the benefits of gas central heating, double glazing, and a share of the freehold.

Lounge (Reception)

17' 5" x 11' 6" (5.31m x 3.51m) Front aspect double glazed window, radiator, parquet floor

Kitchen/Diner

22' 6" x 11' 8" (6.86m x 3.56m) Rear aspect double glazed window and French doors to garden, wide range of eye and base level units with granite worktops, gas hob with extractor hood over and double oven to the side, plumbing and space for washing machine and dishwasher, parquet flooring throughout, radiator

Bathroom

Fully tiled suite, panel enclosed bath with shower, low level WC, pedestal wash hand basin, extractor fan, side aspect double glazed frosted window

Bedroom One

13' 11" x 11' 1" (4.24m x 3.38m) Rear aspect double glazed window, radiator, fitted wardrobes, parquet floor

Bedroom Two

12' 6" x 8' 5" (3.81m x 2.57m) Side aspect double glazed window, radiator, wood floor

Garden

Expansive maintained communal gardens with mature trees, patio area.

