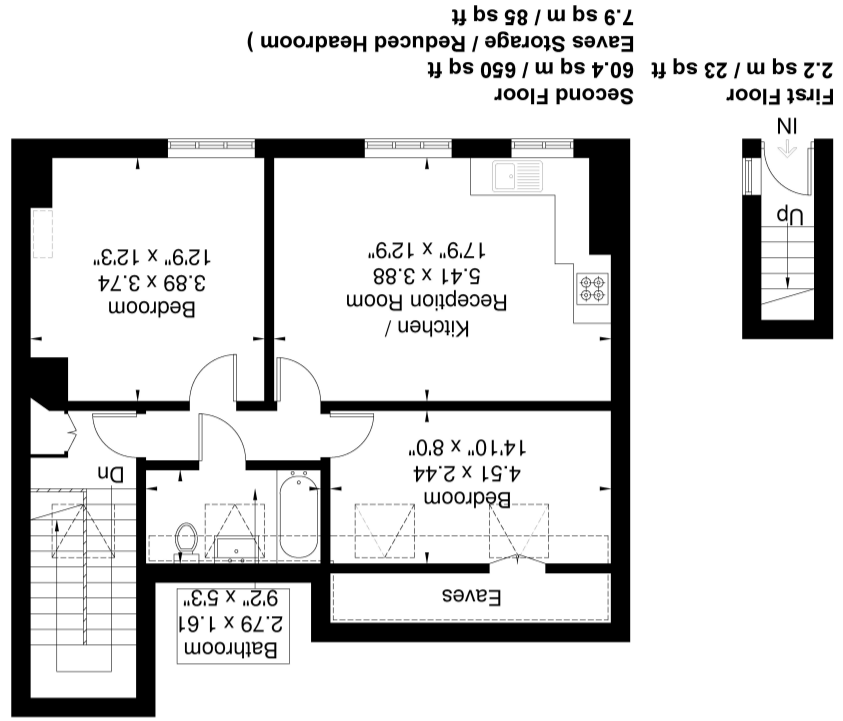


Energy Efficiency Rating	
Current	Potential
89	91
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales	

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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Studland Road
 Approximate Gross Internal Area = 62.6 sq m / 673 sq ft
 Eaves / Reduced Headroom = 7.9 sq m / 85 sq ft
 Total = 70.5 sq m / 758 sq ft



29D Studland Road, Hanwell, LONDON. W7 3QU.

£400,000

A well presented top floor flat situated on a popular residential road, a short walk to multiple bus links and day to day shops, cafes and restaurants. Accommodation briefly comprises of two double bedrooms, a large reception, fitted kitchen/ breakfast room and bathroom. Outside is a sizeable private South facing garden and a parking space to the front solely for the property also. The home also comes with a share of the freehold.

Studland Road is a sought after residential road within catchment of several highly regarded schools and within easy reach of excellent transport links, Hanwell Elizabeth Line Station is also a short walk or even quicker bus journey providing access into Central London, The City, Heathrow Airport and beyond!

Lounge (Reception)

17' 9" x 12' 9" (5.41m x 3.89m) Two rear aspect double glazed windows, wood floor, radiator, open plan with

Kitchen

Range of eye and base level units, single drainer sink, gas hob with oven under and extractor hood over, part tiled walls

Bathroom

Front aspect velux window, panel enclosed bath, low level WC, vanity wash hand basin, tiled walls

Bedroom 1

12' 9" x 12' 3" (3.89m x 3.73m) Rear aspect double glazed window, radiator

Bedroom 2

14' 10" x 8' 1" (4.52m x 2.41m) Two aspect double glazed velux windows, radiator, storage into eaves

Garden

South facing private garden, mainly laid to lawn with small decked area

