

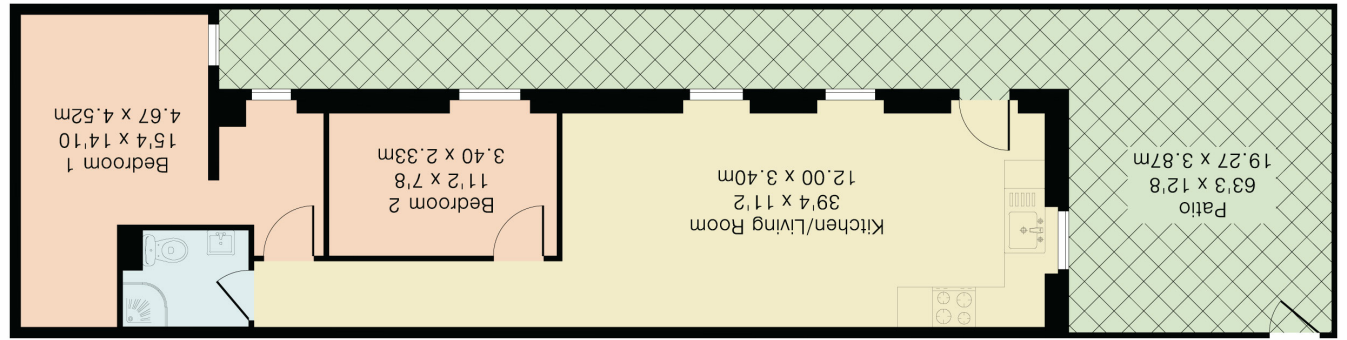
Energy Efficiency Rating	
Current	Potential
79	79
<b>Energy Efficiency Rating</b> Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs EU Directive 2002/91/EC England, Scotland & Wales	



Although 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

Ground Floor



Approximate Gross Internal Area 604 sq ft - 56 sq m





Calling all Investors or Buy to Let landlords! Ground floor two bedroom flat located in the heart of Hanwell Broadway. Local cafe's, restaurants, supermarket and all day to day needs are located on your doorstep ! Multiple bus services and Hanwell Elizabeth Line station are also within a short walk providing access throughout Central London.

Other benefits include gas central heating, double glazing and it is being sold with a new lease of 125 years. The property is currently let on an assured shorthold tenancy. Hence the need for an investor. There is also the opportunity to purchase the neighbouring two bedroom flat, along with the freehold to the building.

#### Reception / Kitchen

39' 4" x 11' 2" (11.99m x 3.40m) Dual aspect double glazed windows, tow radiators, laminate floor, kitchen consists of range of eye and base level modern units with single drainer sink, electric hob with oven under and extractor hood over, spot lights

#### Shower Room

Shower cubilce, low level WC, vanity wash hand basin, tiled walls and floor

#### Bedroom 1

11' 2" x 7' 8" (3.40m x 2.34m) Side aspect double glazed windows, radiator, useful space for potential walk in wardrobe

#### Bedroom 2

15' 4" x 14' 10" (4.67m x 4.52m) Side aspect double glazed window, radiator

