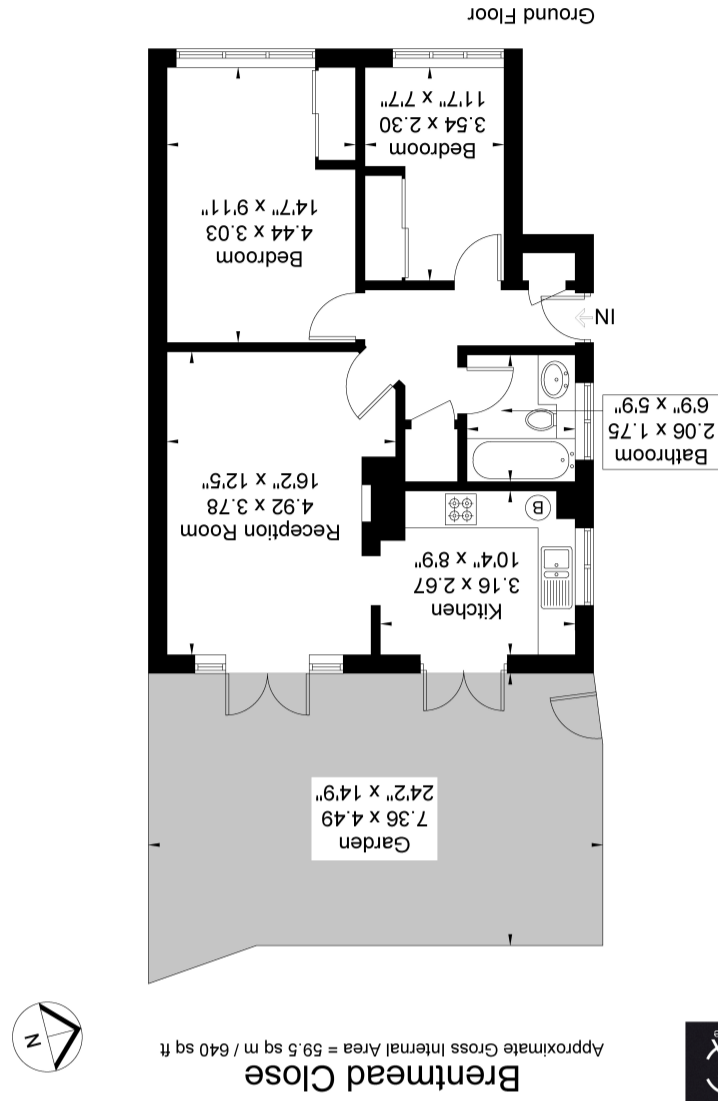


| Energy Efficiency Rating | |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| A (92-100) | 77 |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
 © www.perspective.co.uk



10 Brentmead Close, London. W7 3EW.

£455,000

Castle are delighted to offer this well presented and large two double bedroom ground floor maisonette which benefits from it's own entrance, spacious reception room with French doors to a private rear garden, fitted modern kitchen, family bathroom with shower, located in a small private development in one of Hanwell's finest roads, minutes from Hanwell Elizabeth Line Station. Making the property an ideal first time buy or investment.

The property is situated on a quiet, little known close in the ever popular conservation area of the Golden Manor in Hanwell offering a short walk to the recently upgraded Hanwell Station which has lifts to the platform and both TFL and Great Western rail connections. This allows you to head outwards to Heathrow, Reading and Oxford or inwards with the Elizabeth Line route. Equally within reach is Brent Valley golf course and moments from the stunning Brent Lodge Park (the "Bunny Park") famous for Hanwell Zoo. Local shops and bus services are available on the Greenford Avenue, not far from the end of the road.

Kitchen

10' 5" x 9' 6" (3.17m x 2.90m) Rear aspect double glazed French doors to garden, side aspect double glazed window with sink under, range of eye and base level units with gas hob with extractor hood over and oven under, tiled floor

Lounge (Reception)

16' 9" x 12' 5" (5.11m x 3.78m) Rear aspect double glazed French doors to garden, radiator, access to kitchen

Bathroom

Side aspect double glazed frosted window, panel enclosed bath, low level WC, vanity wash hand basin, part tiled walls

Bedroom 1

14' 7" x 10' 0" (4.45m x 3.05m) Front aspect double glazed window, radiator

Bedroom 2

11' 7" x 7' 7" (3.53m x 2.31m) Front aspect double glazed window, radiator, fitted wardrobe

Garden

Mainly laid to lawn with patio area and timber shed and side gate

