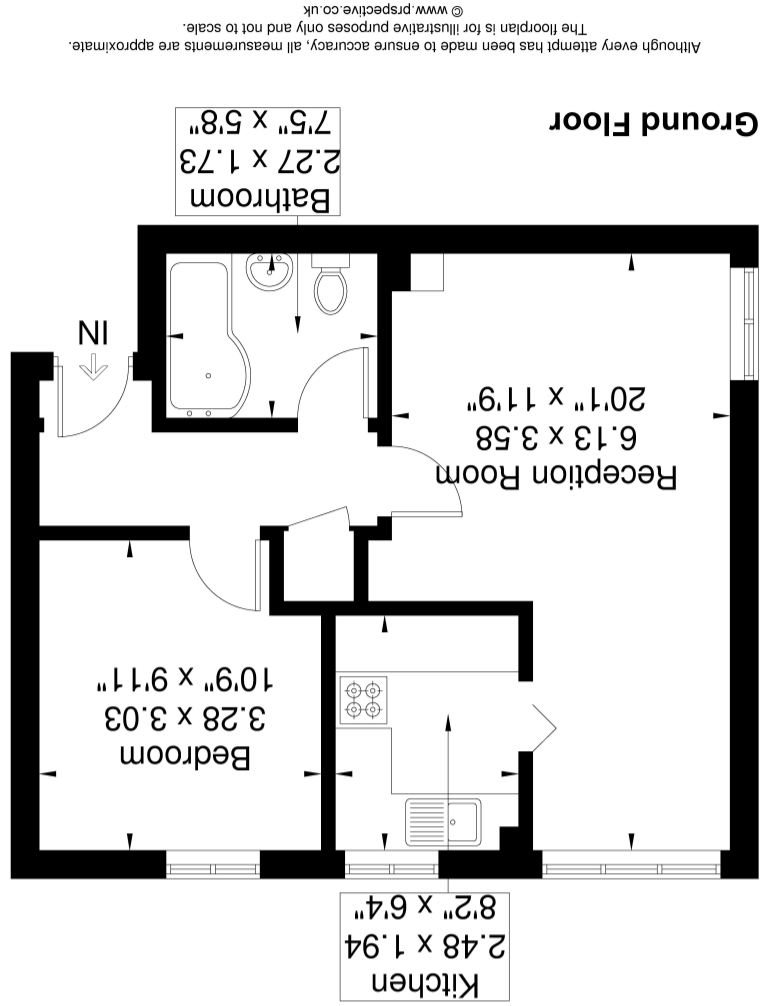


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	77
Potential	52



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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Kipling Court  
 Approximate Gross Internal Area = 44.8 sq m / 482 sq ft



6 Kipling Court Greenford Avenue, Hanwell, London. W7 1LZ.

£335,000

Set back from the Greenford Avenue is this one bedroom apartment, a short walk for anyone from Hanwell Elizabeth Line Station with access direct into Central London, The City and Heathrow. Situated on the ground floor the property briefly consisting of a large double bedroom with fitted wardrobe, a large lounge with separate fitted kitchen and finally a good sized shower room. Other benefits include an allocated parking space and well maintained grounds and being sold with a new lease with NO ONWARD CHAIN.

#### Bedroom

10' 9" x 9' 11" (3.28m x 3.02m) Front aspect window, storage heater, fitted wardrobe

#### Bathroom

Shower cubilce, low level WC, pedestal wash hand basin

#### Reception

20' 1" x 11' 9" (6.12m x 3.58m) Front aspect window, storage heater, door to

#### Kitchen

8' 2" x 6' 4" (2.49m x 1.93m) Front aspect window, range of eye and base level units, plumbing and space for washing machine

