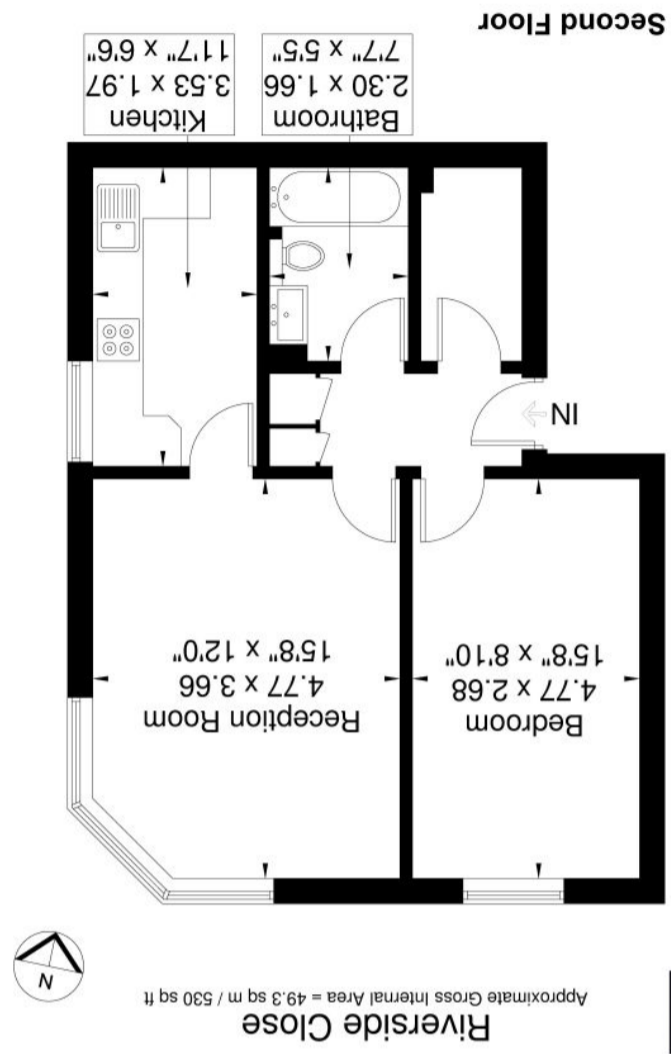


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	72
Potential	80

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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72 Riverside Close, London. W7 1BY.

£270,000

With views over parkland of West London this second floor one bedroom flat offers spacious accommodation throughout. Being sold with no onward chain the property benefits from fitted kitchen, large reception, double bedroom and bathroom. There is also ample storage in the flat as well as a garage located in the outside block. Other benefits include a long lease of over 180 years.

The property is conveniently located within just a short distance of Castle Bar Park station and just over a mile to Hanwell Elizabeth Line Station, each offering excellent links into Central London, the City and Heathrow. Also there are numerous regular bus routes also providing good connections to the surrounding area. There are a variety of shops, schools and amenities nearby, as well as a number of open spaces including neighbouring Perivale and Brent Valley Parks. The A40 is also close-by for good vehicular access.

Viewings of this property, ideal as a first time or investment purchase, are highly recommended.

#### Reception

15' 8" x 12' 0" (4.78m x 3.66m) Rear aspect double glazed corner window, electric heater

#### Kitchen

11' 7" x 6' 6" (3.53m x 1.98m) Side aspect double glazed window, range of eye and base level units with single drainer sink, electric hob with oven under and extractor hood over, plumbing and space for washing machine

#### Bedroom

15' 8" x 8' 10" (4.78m x 2.69m) Rear aspect double glazed window, electric heater

#### Bathroom

7' 7" x 5' 5" (2.31m x 1.65m) Panel enclosed bath with shower, vanity wash hand basin, low level WC, tiled walls

#### Garage

Located in block.

