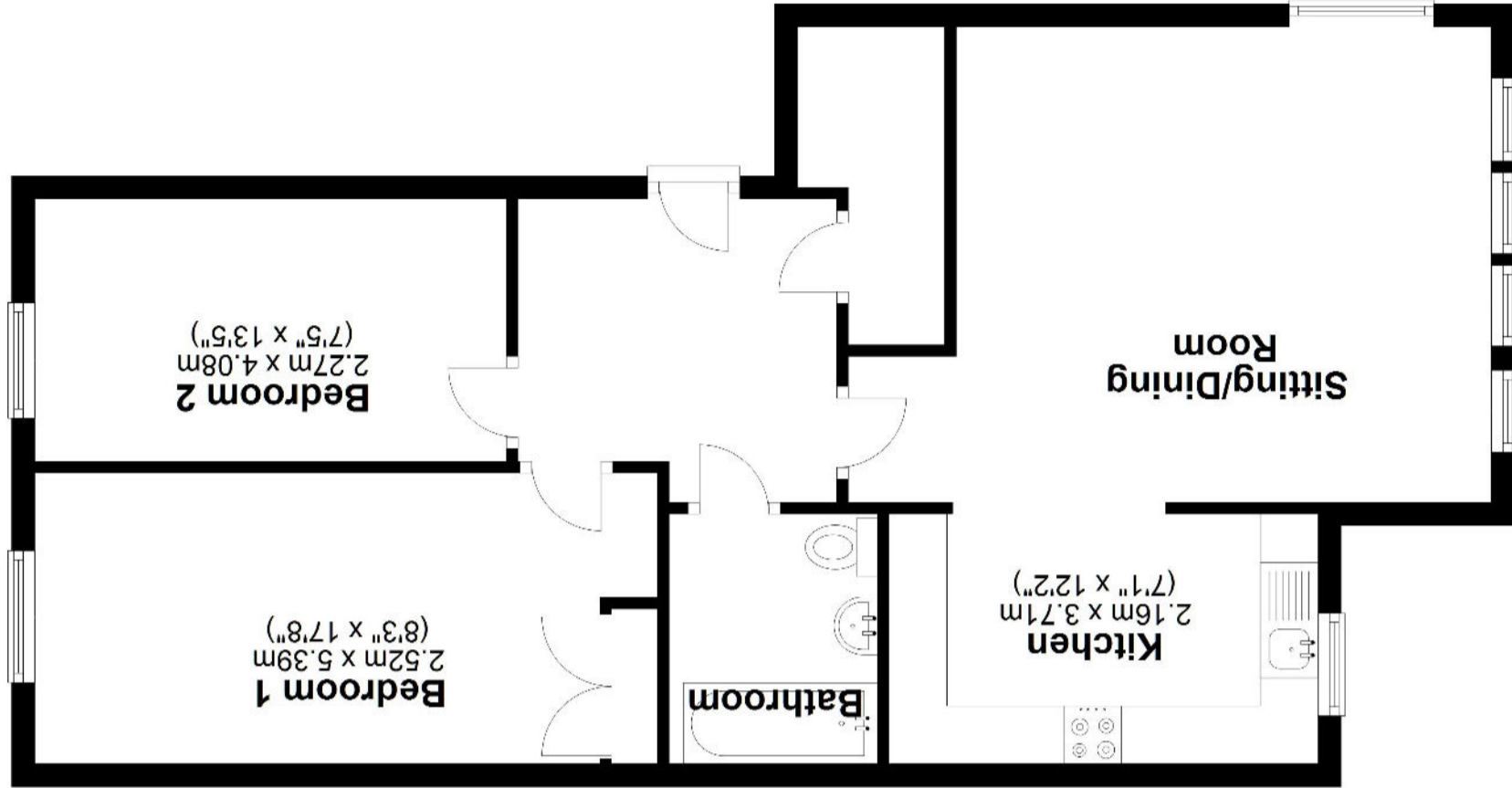


Energy Efficiency Rating	
Current	Potential
85	85

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	

Total area: approx. 67.1 sq. metres (722.2 sq. feet)



**Second Floor**  
 Approx. 67.1 sq. metres (722.2 sq. feet)



8 Lorde Court, Shakespeare Road, London. W7 1LR.

£440,000

A stunning, spacious, two double bedroom top floor apartment with parking and situated on one of the premier roads in Hanwell. Offering open plan kitchen/ reception room, two double bedrooms and family bathroom.

The property benefits from secure allocated parking with charger point, large communal garden, bike storage, entry phone system, air filter system and triple glazing. Lorde Court on Shakespeare Road is ideally located for Hanwell Elizabeth Line station, excellent schools, the ever popular Bunny Park, shops, and good local bus routes and road networks.

The property is also being sold with no onward chain.

#### Lounge / Diner

15' 1" x 13' 6" (4.60m x 4.11m) Multiple dual aspect double glazed windows, wood style floor, entry phone system, radiator, opens onto

#### Kitchen

12' 2" x 7' 0" (3.71m x 2.13m) Front aspect double glazed window, range of eye and base level modern units with electric hob oven under and extractor hood over, one and half bowl sink, wood style floor, fitted fridge/freezer, washing machine and dishwasher

#### Bathroom

Panel enclosed bath with shower, low level WC, wall mounted wash hand basin, tiled walls

#### Bedroom 1

17' 8" x 8' 3" (5.38m x 2.51m) Rear aspect double glazed window, radiator, fitted wardrobe

#### Bedroom 2

13' 5" x 7' 5" (4.09m x 2.26m) Rear aspect double glazed window, radiator

#### Outside

Parking space with electric charge point.  
Communal gardens are mainly laid to lawn with seating

