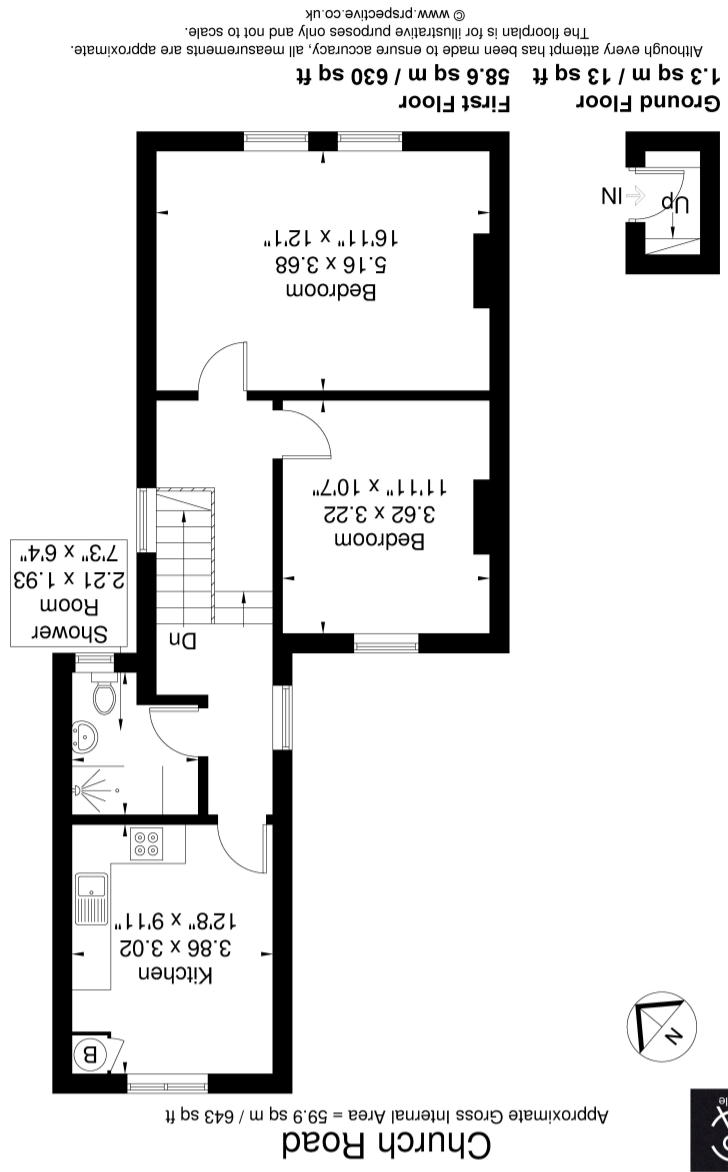


Energy Efficiency Rating	
Current	Potential
67	77
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



First Floor 35 Church Road, LONDON. W7 3BD.

£399,950

Larger than average one bedroom first floor converted flat located a very short walk from Hanwell Elizabeth Line station providing access into central London, The City, Heathrow and beyond. Also conveniently close by are a range of day to day shops, bars, restaurants and the wide-open green spaces of Brent Lodge (the 'Bunny Park') and Brent Valley parks and golf course.

The property currently consist of spacious accommodation throughout and comes with the added benefits of a share of the freehold, no onward chain and the potential to extend into the loft (subject to usual planning permissions)

#### Reception

16' 11" x 12' 1" (5.16m x 3.68m) Two front aspect double glazed windows, radiator

#### Bedroom

11' 11" x 10' 7" (3.63m x 3.23m) Rear aspect double glazed window, radiator

#### Shower Room

Front aspect double glazed frosted window, Shower cubicle, pedestal wash hand basin, low level WC, tiled

#### Kitchen /Diner

12' 8" x 9' 11" (3.86m x 3.02m) Rear aspect double glazed window, range of eye and base level units, single drainer sink, plumbing and space for washing machine, dishwasher, gas cooker with extractor hood over, loft access

