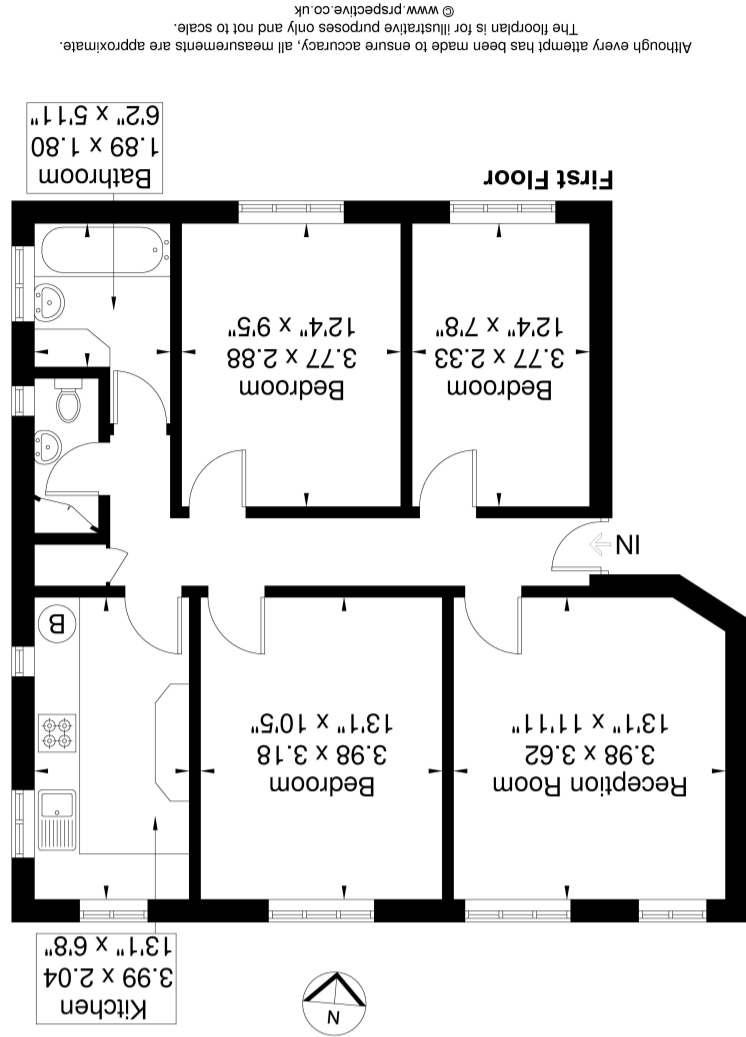


| England, Scotland & Wales                   |           |
|---------------------------------------------|-----------|
| EU Directive 2002/91/EC                     |           |
| Very energy efficient - lower running costs | A (92+)   |
|                                             | B (81-91) |
|                                             | C (69-80) |
|                                             | D (55-68) |
|                                             | E (39-54) |
|                                             | F (21-38) |
| Not energy efficient - higher running costs | G (1-20)  |
| Current                                     | 78        |
| Potential                                   | 78        |



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



29b Studland Road, London. W7 3QU.

£499,950

A sizable first floor flat situated on a popular residential road. The bright, spacious accommodation briefly comprises of three double bedrooms, a large reception, fitted kitchen/ breakfast room and bathroom. Outside is a sizeable private South facing garden and a parking space to the front solely for the property also. The property also comes with a share of the freehold.

Studland Road is a sought after residential road within catchment of several highly regarded schools and within easy reach of excellent transport links, Hanwell Elizabeth Line Station is also a short walk or even quicker bus journey providing access into Central London, The City, Heathrow Airport and beyond!

#### Reception

13' 1" x 11' 11" (3.99m x 3.63m) Rear aspect double glazed window, radiator

#### Kitchen

13' 1" x 6' 8" (3.99m x 2.03m) Rear and side aspect double glazed windows, range of eye and base level units with single drainer sink, gas hob with oven under and extractor hood over, plumbing and space for dishwasher and washing machine, wall mounted boiler, radiator

#### Bedroom 1

13' 1" x 10' 5" (3.99m x 3.17m) Rear aspect double glazed window, radiator

#### Bedroom 2

12' 4" x 7' 8" (3.76m x 2.34m) Front aspect double glazed window, radiator

#### Bedroom 3

12' 4" x 9' 5" (3.76m x 2.87m) Front aspect double glazed window, radiator

#### Bathroom

Side aspect double glazed frosted window, panel enclosed bath with shower, vanity wash hand basin, part tiled walls

#### Garden

South facing, large patio area leading onto lawn

