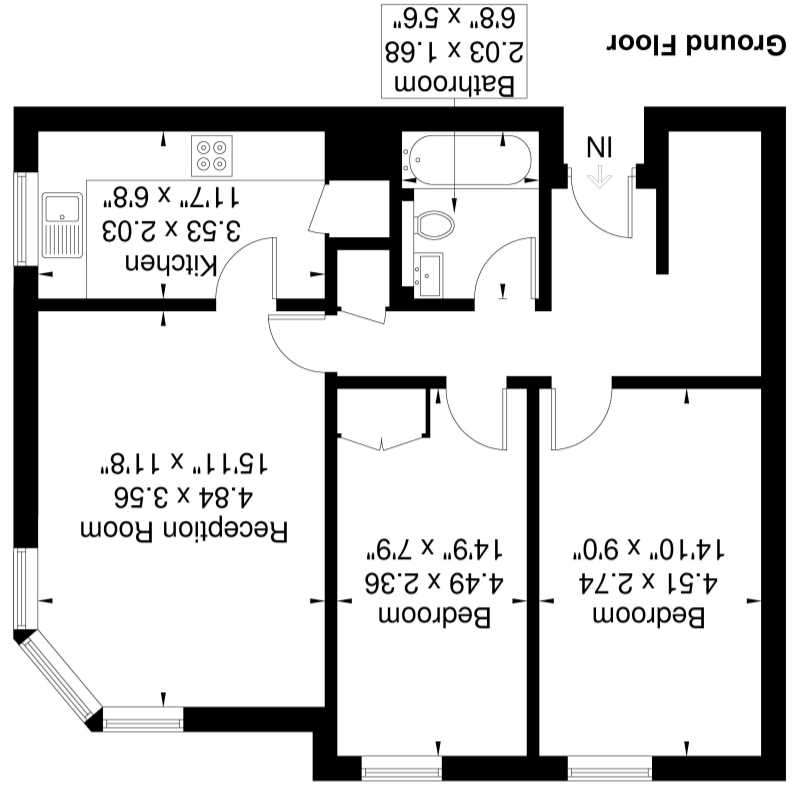


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	79
Potential	81

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



Riverside Close
 Approximate Gross Internal Area = 64.7 sq m / 696 sq ft



60 Riverside Close, London. W7 1BY.

£340,000

Ideal first time buy or investment. This spacious property offers bright accommodation throughout, newly refurbished throughout and comprising briefly of entrance hall with inbuilt storage cupboards and large walk-in store room which has been used as an office area in the past, leading into the bright reception room with dual aspect double glazed corner windows and ample space for relaxing and dining. A doorway leads through to the separate kitchen with a modern range of white fronted matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven, and further space for appliances. There is then two spacious double bedrooms with plenty of space for free-standing furniture, and a family bathroom with a white suite. There is also a garage located in the block next door.

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.

Reception

15' 11" x 11' 8" (4.85m x 3.56m) Dual aspect corner double glazed window, electric heater, door to

Kitchen

11' 7" x 6' 8" (3.53m x 2.03m) Side aspect double glazed window, range of eye and base level units, electric hob with oven under and extractor hood over

Bathroom

Panel enclosed bath, vanity wash hand basin, low level WC, part tiled walls, heated towel rail

Bedroom 1

14' 10" x 9' 0" (4.52m x 2.74m) Front aspect double glazed window, electric heater

Bedroom 2

14' 9" x 7' 9" (4.50m x 2.36m) Front aspect double glazed window, electric heater

Garage

Located in block with up and over door

