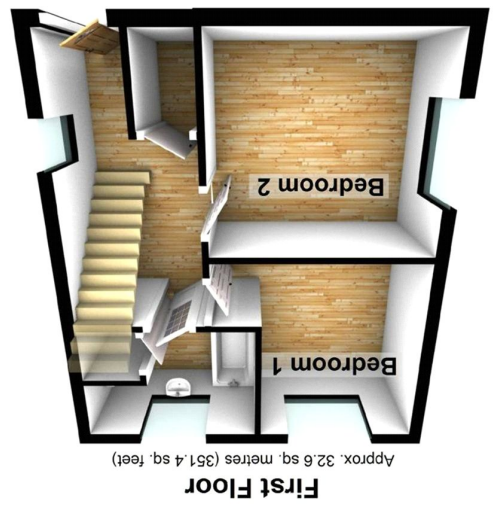
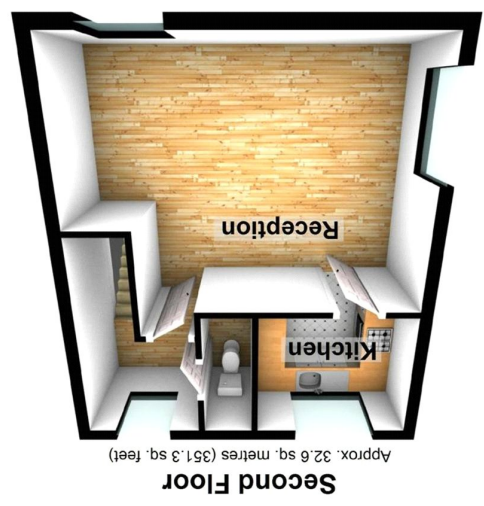


Total area: approx. 65.3 sq. metres (702.7 sq. feet)

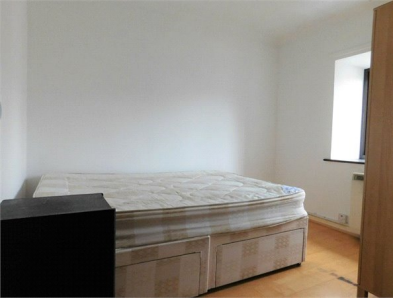
England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(56 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Current	62
Potential	59

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(56 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Current	70
Potential	66



39 Kipling Court Greenford Avenue, Hanwell,  
 London, W7 1LZ





Offered to the market with no onward chain, we are pleased to offer to the market this spacious split level apartment. The property is located in a sought after development close to the shops and restaurants of Greenford Avenue as well as bus routes and Hanwell BR station (with forthcoming Crossrail). The location also falls within the area's popular school catchment. The property itself has a wealth of benefits situated over two floors including two double bedrooms, bathroom with a separate WC, large reception leading onto the kitchen. The property also comes with an allocated parking space and residents share of freehold.

### Kitchen

7' 10" x 7' (2.39m x 2.13m) Side aspect window, range of eye and base level basic units with stainless steel single drainer sink, plumbing and space for washing machine, electric cooker point, tiled floor, part tiled walls

### Claokroom

Low level WC, hand wash basin



### Bedroom 1

10' 7" x 10' (3.23m x 3.05m) Rear aspect window, electric storage heater, wood floor

### Bedroom 2

10' 7" x 10' 1" (3.23m x 3.07m) Side aspect window, electric storage heater, wood floor

### Bathroom

Side aspect frosted window, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, tiled floor, part tiled walls

### Reception

Dual aspect windows, two electric storage heaters, wood floor

