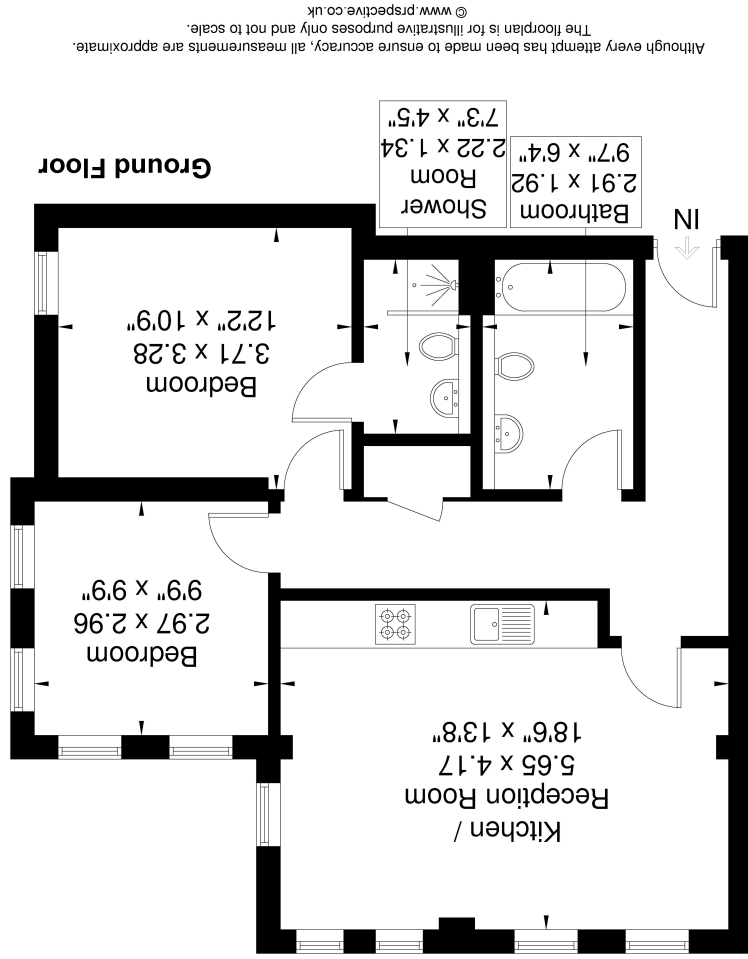


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	Potential
77	77



Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
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Approximate Gross Internal Area = 66.9 sq m / 720 sq ft



Flat 21 Clerkenwell House, Hilda Road, Hanwell Borders, Southall, Greater London. UB2 4FP.

£399,995



Hugely sought after secure gated development of St Bernard's Gate. This substantial two bedroom ground floor apartment has been restored with all the charm and character that you would wish to have from a building with much periodic character.

Tucked away off the Uxbridge Road with its multiple bus routes in to Ealing Broadway. Hanwell Broadway with its multiple shops and restaurants is a short walk away, as is Hanwell Elizabeth Line Station, where trains access into central London, The City, Heathrow and beyond. Also close by are great schools and nurseries including Three Bridges and St Marks Primary.

The property itself is bright accommodation with contemporary design, whilst maintaining many period features including high ceilings and sash windows. Both double bedrooms come with fitted wardrobes whilst the main bedroom has an en-suite. The kitchen is fully fitted and open plan with the reception which carries on the bright and airy feel with its two windows. Rooms are also accessed from a large hallway. Outside there are well maintained communal gardens and an allocated parking space all accessed via two secured entry gate.

Open Plan Reception / Kitchen

18' 6" x 13' 8" (5.64m x 4.17m) Multiple original ceiling height windows, wood floor, radiator

Kitchen

Range of eye and base level units with single drainer sink, gas hob with oven under and extractor hood over, integrated fridge / freezer, microwave, integrated dishwasher and washing machine

Bathroom

Panel enclosed bath with shower, pedestal hand wash basin, low level WC, tiled floor and walls, heated towel rail

Bedroom 1

12' 2" x 10' 9" (3.71m x 3.28m) Original ceiling height window, fitted wardrobe, radiator, door to

En Suite

Shower cubicle, pedestal hand wash basin, low level WC, tiled floor and walls, downlights lights

Bedroom 2

9' 9" x 9' 9" (2.97m x 2.97m) Multiple dual aspect ceiling height windows, two radiators,

