

Energy Efficiency Rating	
Current	Potential
85	85

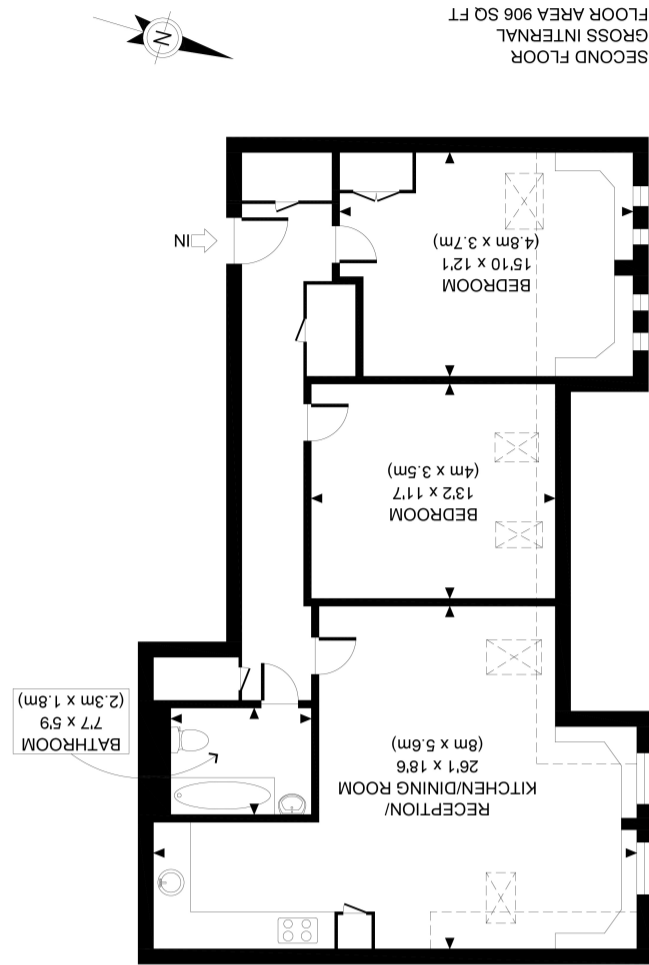
Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)

England, Scotland & Wales
 EU Directive 2002/91/EC

APPROX. GROSS INTERNAL FLOOR AREA 906 SQ FT / 84 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

phopton
 date 29/10/24
 Lorde Court



17 Lorde Court, Shakespeare Road, London. W7 1LR.

£460,000

Beautiful second floor spacious two double bedroom top floor apartment. Situated in a hugely popular developments on one of the premier roads in Hanwell. The bright airy accommodation comprises of open plan living with a large reception room leading to the kitchen, two double bedrooms and family bathroom.

The property benefits from a large communal garden, bike storage, entry phone system, air filter system and triple glazing. Lorde Court on Shakespeare Road is ideally located for Hanwell Elizabeth Line station providing direct access to Paddington, The City, Heathrow and beyond! Also close by are excellent schools, the ever popular Bunny Park, shops, and good local bus routes and road networks.

Open Plan Reception / Kitchen

26' 1" x 18' 6" (7.95m x 5.64m) Dual aspect triple glazed windows, spot lights, wood floor opening onto

Kitchen

Range of eye and base level modern units with lights, integrated fridge / freezer, washing machine, electric hob with oven under and extractor hood over, single drainer sink, spot lights, wood floor

Bathroom

7' 7" x 5' 9" (2.31m x 1.75m) Pane enclosed bath with shower attachment, low level WC, wall mounted wash hand basin, tiled walls and floor, spot lights

Bedroom 1

15' 10" x 12' 1" (4.83m x 3.68m) Dual aspect triple glazed windows, radiator, spot lights, fitted wardrobe

Bedroom 2

13' 2" x 11' 7" (4.01m x 3.53m) Two front aspect triple glazed windows, radiator

