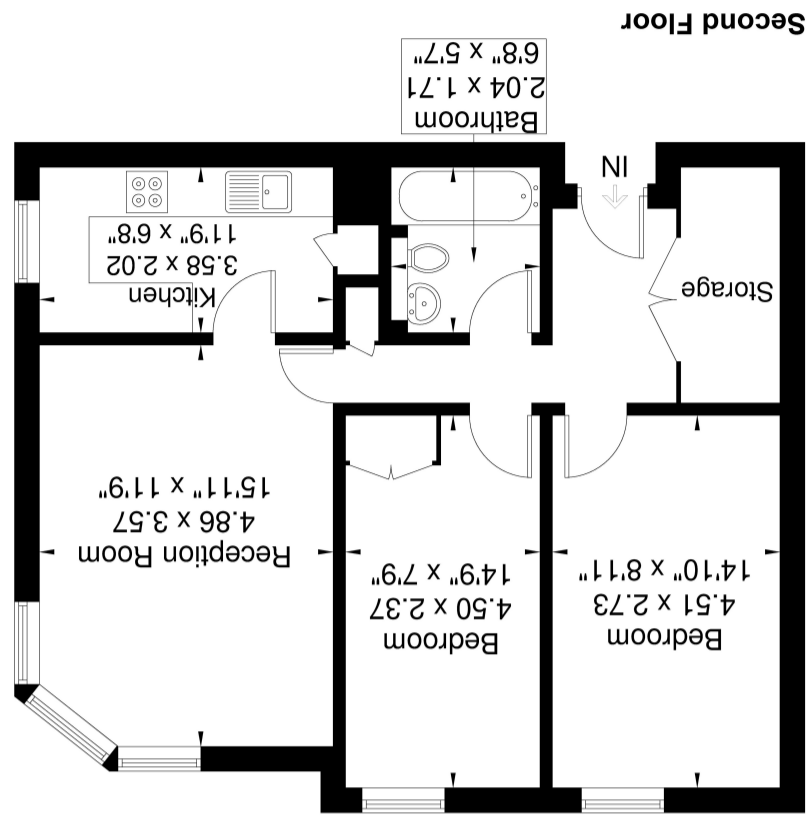


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	79

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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Riverside Close
 Approximate Gross Internal Area = 64.1 sq m / 689 sq ft



16 Riverside Close, London. W7 1BY.

£340,000

This property offers bright and spacious living, featuring neutral decor and brand-new carpet throughout. The entrance hall includes built-in storage cupboards and a large walk-in storage room, leading into a light-filled reception room with dual-aspect double-glazed corner windows, providing plenty of space for both relaxation and dining. A doorway leads to the separate kitchen, which is fitted with modern white-fronted wall and base units, work surfaces with an inset sink, electric hob with an overhead extractor, electric oven, and additional space for appliances. The property also includes two generously sized double bedrooms, each offering ample room for free-standing furniture, and a family bathroom with a white suite. Additionally, there is a garage located in the block next door.

The property is ideally situated, just a short walk from Castle Bar Park station and just over a mile from Hanwell Elizabeth Line Station, both offering excellent transport links to Central London, the City, and Heathrow. Numerous bus routes provide easy connections to the surrounding areas, while a variety of shops, schools, and amenities are nearby. The property is also close to several parks, including Perivale and Brent Valley Parks, and the A40 is easily accessible for good vehicular access.

Viewings are highly recommended for this property, which is perfect for first-time buyers or as an investment opportunity.

Reception

15'11" x 11'9" (4.86m x 3.57m) Dual aspect corner double glazed window, electric heater, door to kitchen.

Kitchen

11'9" x 6'8" (3.58m x 2.02m) Rear aspect double glazed window, range of wall and base level units, electric hob and oven with extractor hood over.

Bedroom 1

14'10" x 8'11" (4.51m x 2.73m) Side aspect double glazed window, electric heater

Bedroom 2

14'9" x 7'9" (4.50m x 2.37m) Side aspect double glazed window, electric heater.

Bathroom

6'8" x 5'7" (2.04m x 1.71m) Pedestal hand wash basin, low level WC, tiled walls and floor

Garage

Located in block close to the building with an up and over door

