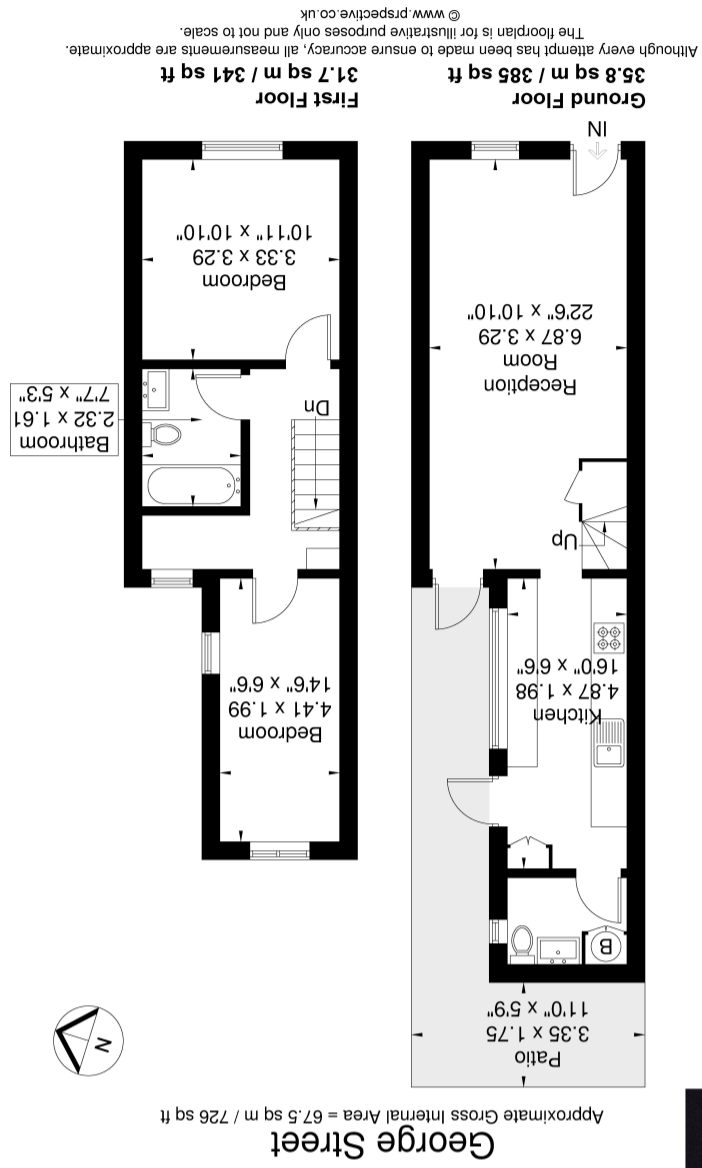


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	75
Potential	90

**Energy Efficiency Rating**



5 George Street, London. W7 3TA.

£585,000



Stunning newly refurbished Victorian terraced house, is a must for your viewing list! The property has been skillfully done to provide a bright and surprising spacious accommodation. Including a bespoke fitted kitchen with fully integrated 'Bosch' appliances, along with attractive quartz worktops. Upstairs there are two double bedrooms, a dedicated office area and an impressive family bathroom as well as a separate cloakroom also on the ground floor. Outside there is a private courtyard style garden. The property also offers potential for a loft conversion subject to usual planning permissions.

Situated in the heart of Hanwell Broadway with parking immediately available (free after 6pm and weekends). A 'stones throw' from Hanwell Broadway with local shops, restaurants, Sainsburys and Lidl supermarkets and multiple bus routes to Ealing Town Centre . Hanwell Elizabeth Line Station is within a few minutes walk providing access into Central London including The City, Paddington, Heathrow and beyond! Green open spaces of Brent Lodge 'Bunny Park' and golf course. Well regarded local schools, including Oaklands and St. Marks (Primary), St Josephs (Roman Catholic) and Drayton Manor and Elthorne(Secondary schools) are also all within easy reach.

#### Living Area

22' 6" x 10' 10" (6.86m x 3.30m) Dual aspect double glazed window and door to garden, wood floor, two radiators, stairs to first floor with storage under

#### Kitchen

16' 0" x 6' 6" (4.88m x 1.98m) Side aspect double glazed window and door to garden, range of eye to ceiling and base level bespoke units with quartz worktops with an inset sink with hose mixer tap, integrated Bosch appliances, tiled floor

#### Utility Area / Cloakroom

11' 10" x 5' 9" (3.61m x 1.75m) Side aspect double glazed window, low level wc, vanity wash hand basin, wall mounted boiler, tiled walls and floor, plumbing and space for washing machine

#### Bedroom 1

10' 11" x 10' 10" (3.33m x 3.30m) Front aspect double glazed window, radiator

#### Bedroom 2

14' 6" x 6' 6" (4.42m x 1.98m) Dual aspect double glazed window, radiator

#### Bathroom

Panel enclosed bath with black powder coated shower and fittings, low level WC, wide vanity wash hand basin, tiled walls and heated towel rail

#### Courtyard Garden

Decked and patio areas, outside tap, lighting, power points

