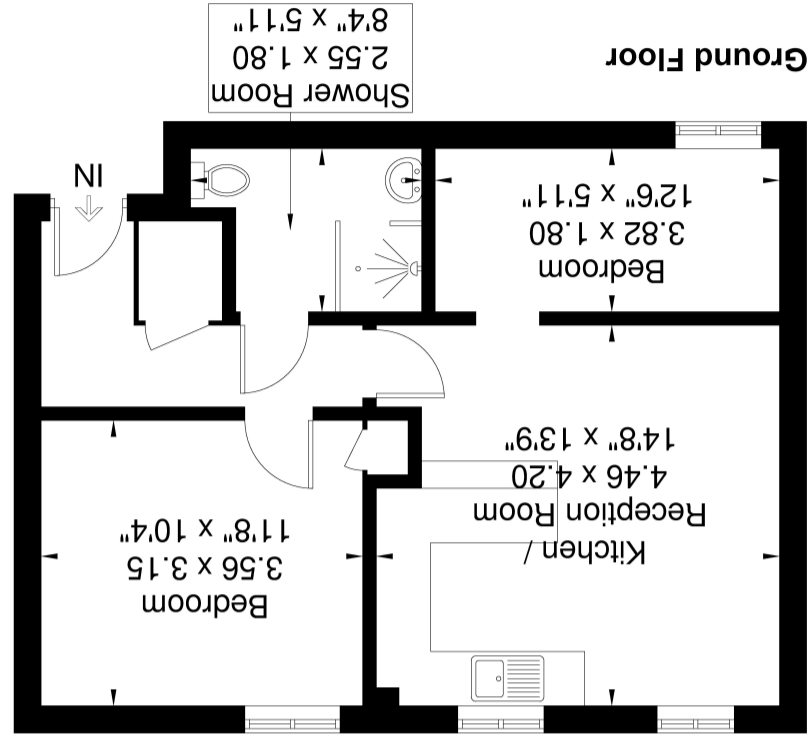


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	75
Potential	79

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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Kipling Court  
 Approximate Gross Internal Area = 48.8 sq m / 525 sq ft



22 Kipling Court Greenford Avenue, Hanwell, London. W7 1LZ.

£335,000

Set back from the Greenford Avenue is this two bedroom apartment, a short walk for anyone from Hanwell station with access direct into Paddington and Heathrow, with also benefiting from the forthcoming Cross Rail. Situated on the ground floor the property briefly consisting of a large double bedroom with fitted wardrobe, a large lounge opening onto kitchen with a small second bedroom just off the lounge and finally a good sized bathroom. Other benefits include an allocated parking space and well maintained grounds and being sold with a lease of close to 1000 years with NO ONWARD CHAIN.

**Bedroom**

11' 8" x 10' 4" (3.56m x 3.15m) Front aspect window, fitted wardrobe

**Bedroom 2**

12' 6" x 6' 0" (3.81m x 1.83m) Rear aspect window, laminate floor

**Reception**

14' 8" x 13' 10" (4.47m x 4.22m) Front aspect window, opening onto Kitchen area

**Kitchen**

Range of eye and base level units, one and half bowl sink, electric cooker point, with extractor hood over, laminate floor

**Bathroom**

Panel enclosed bath, pedestal wash hand basin, low level WC, tiled floor

