

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 to 100)
	B (81 to 91)
	C (69 to 80)
	D (56 to 68)
	E (39 to 54)
	F (21 to 38)
Not energy efficient - higher running costs	G (1 to 20)
Current	60
Potential	86

**Energy Efficiency Rating**

Spec Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrated only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

Spec ID: 0255407834940442589048  
 Area Measurement: 117.22 sqm / 1261.75 sqft  
 Area Measurement: 107.77 sqm / 1160.03 sqft  
 Area Measurement: 0.19 sqm / 2.05 sqft

117.22 sqm / 1261.75 sqft  
 112.22 sqm / 1204.46 sqft  
 12.12 sqm / 130.46 sqft  
 95.63 sqm / 1029.35 sqft  
 117.22 sqm / 1261.75 sqft

GROUND INTERNAL AREA (GIA)  
 The footprint of the property

NET INTERNAL AREA (NIA)  
 Includes walls and external features  
 Excludes walls and external features

EXTERNAL STRUCTURAL FEATURES  
 Balconies, terraces, verandas etc.

RESTRICTED HEAD HEIGHT  
 Limited room height 2.3m

117.22 sqm / 1261.75 sqft  
 12.12 sqm / 130.46 sqft  
 95.63 sqm / 1029.35 sqft  
 117.22 sqm / 1261.75 sqft

Brookbank Avenue, W7  
 CAPTURE DATE: 20/04/2022  
 LASER SCAN POINTS: 90,348,537

GROSS INTERNAL AREA  
 117.22 sqm / 1261.75 sqft

Ground Floor  
 STORAGE: 4.96m x 2.60m (13.0 x 6.7)  
 12.12 sqm / 130.46 sqft (Included in measurements)  
 GARDEN: 18.95m x 6.95m (62.2 x 22.7)  
 Approx.  
 CONSERVATORY: 6.79m x 2.05m (22.3 x 6.9)  
 KITCHEN: 2.17m x 1.18m (8.11 x 7.0)  
 DINING ROOM: 3.78m x 3.45m (12.5 x 11.3)  
 RECEPTION: 3.97m x 3.89m (13.0 x 12.9)  
 BEDROOM 1: 3.97m x 3.89m (13.0 x 12.9)  
 BEDROOM 2: 3.78m x 3.23m (12.5 x 10.7)  
 BEDROOM 3: 2.59m x 2.02m (8.6 x 6.8)  
 MAIN BEDROOM: 4.13m x 2.65m (13.7 x 12.0)  
 FRONT PATIO: 5.80m x 4.88m (22.4 x 16.0)  
 Approx.

First Floor  
 12.12 sqm / 130.46 sqft



1 Brookbank Avenue, London. W7 3DN.

£650,000





Located at the beginning of a popular tree lined avenue, this three bedroom end of terrace family home is offered to the market with no onward chain. The property offers a huge opportunity to update and extend (subject to usual permission) but is currently arranged with three bedroom and bathroom on the first floor with two receptions, galley style kitchen and lean to on the ground floor.



A short walk to many local shops, convenience supermarket and restaurants provided by the Greenford Avenue, multiple bus routes Ealing and to Hanwell Station for direct access to Ealing Broadway and Paddington and forth coming Elizabeth (Crossrail) Line into the city.

**Front Reception**

13' 0" x 12' 9" (3.96m x 3.89m) Front aspect bay window, gas fire

**Rear Reception**

12' 5" x 11' 5" (3.78m x 3.48m) Rear aspect door and windows, gas fire



**Kitchen**

8' 11" x 7' 0" (2.72m x 2.13m) Rear aspect window and door, range of eye and base level units, larder cupboard, gas cooker point single drainer sink

**Lean to**

22' 3" x 6' 9" (6.78m x 2.06m) Rear aspect doors and windows, plumbing and space for washing machine

**Bedroom 1**

13' 7" x 12' 0" (4.14m x 3.66m) Front aspect window, fitted wardrobes

**Bedroom 2**

12' 5" x 10' 7" (3.78m x 3.23m) Rear aspect double glazed window, fitted wardrobes

**Bedroom 3**

8' 6" x 6' 8" (2.59m x 2.03m) Front aspect double glazed window, fitted cupboard

**Bathroom**

Rear aspect frosted window, panel enclosed bath, pedestal wash hand basin, separate low level wc

**Garden**

South facing patio area leading onto lawn with mature shrub and tree borders. Garage to the rear

