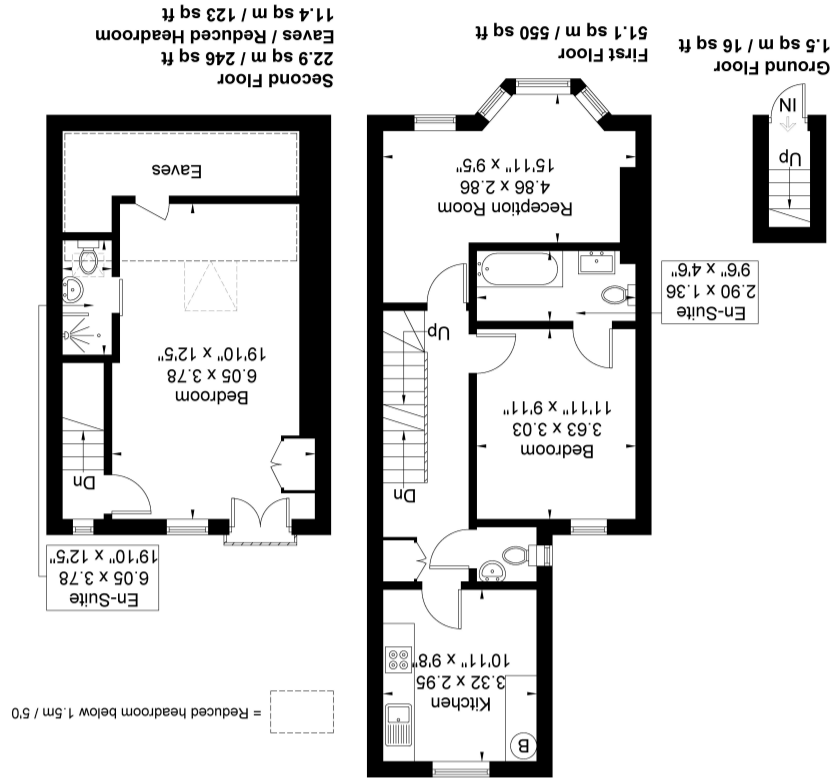


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	66

Energy Efficiency Rating

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale. © www.perspective.co.uk



Church Road
 Approximate Gross Internal Area = 75.5 sq m / 812 sq ft
 Eaves Storage / Reduced Headroom = 11.4 sq m / 123 sq ft
 Total = 86.9 sq m / 935 sq ft



54 Flat 2, Church Road, London. W7 1LB.

£525,000

A spacious two double bedroom apartment, both with en suites, arranged over two floors and only minutes from Hanwell Elizabeth Line Station. Comprised over an impressive 800sqft the property comprises of a front lounge, double bedroom with en suite bathroom, guest WC and separate eat in kitchen with built in appliances, with a master bedroom with eaves storage and en suite shower room, upstairs. Benefits with this property are share of freehold, no onward chain and front garden.

The property is situated within a short walk to a good range of shops, bars, restaurants and the wide-open green spaces of Churchfield/Brent Lodge Park and Hanwell Elizabeth Line Station, giving you direct link into Central London, as well as providing speedy access to London Paddington and Heathrow.

Lounge

15' 11" x 9' 5" (4.85m x 2.87m) Two front aspect double glazed windows one into a bay, two radiators, wood floor, spot lights

Bedroom 2

11' 11" x 9' 11" (3.63m x 3.02m) Rear aspect double glazed window, radiator, spot lights

En Suite

Panel enclosed bath with shower, vanity wash hand basin, low level WC, heated towel rail, part tiled walls

Separate WC

Kitchen / Diner

10' 11" x 9' 8" (3.33m x 2.95m) Rear aspect double glazed window, range of eye and base level modern units with single drainer sink, electric hob with oven under and extractor over wood floor, radiator

Main Bedroom

19' 10" x 12' 5" (6.05m x 3.78m) Dual aspect double glazed window and velux with 'juliet balcony' to rear, radiator, fitted wardrobes, spot lights, storage to eaves

En Suite

Rear aspect velux window, shower cubicle, low level WC, vanity wash hand basin

