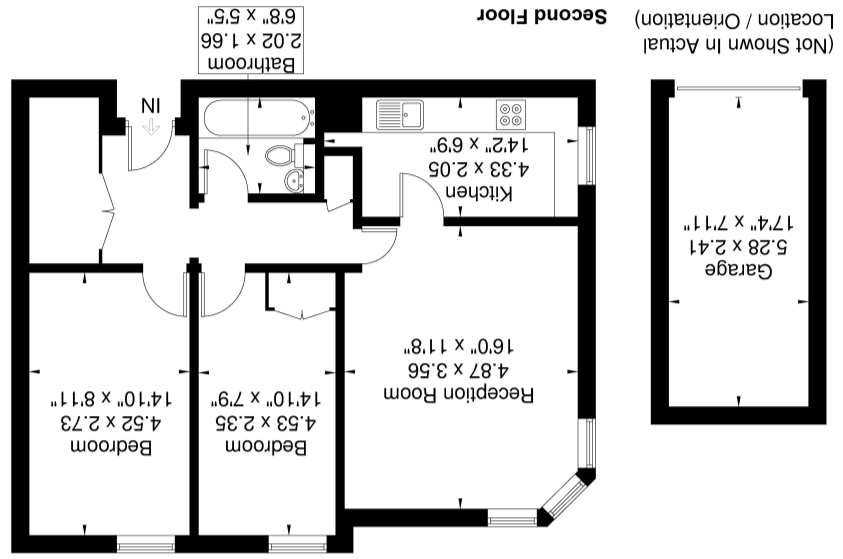


Energy Efficiency Rating	
Current	Potential
79	80

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

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 = 67.3 sq m / 724 sq ft  
 Garage = 12.7 sq m / 136 sq ft  
 Total = 80 sq m / 860 sq ft



The property offers bright and spacious accommodation, neutrally decorated and boasting attractive wood flooring throughout, comprising; entrance hall with inbuilt storage cupboards and large walk-in store room, leading into the bright reception room with dual aspect double glazed corner windows and ample space for relaxing and dining. A doorway leads through to the separate kitchen with a modern range of white fronted matching wall and base units with work surfaces incorporating inset sink unit, electric hob with overhead extractor and electric oven, and further space for appliances. There is then two spacious double bedrooms with plenty of space for free-standing furniture, and a family bathroom with a white suite. There is also a garage located in the block next door.

The property is conveniently located within just a short distance of Castle Bar Park station and just over a mile to Hanwell Elizabeth Line Station, each offering excellent links into Central London, the City and Heathrow. Also there are numerous regular bus routes also providing good connections to the surrounding area. There are a variety of shops, schools and amenities nearby, as well as a number of open spaces including neighbouring Perivale and Brent Valley Parks. The A40 is also close-by for good vehicular access.

Viewings of this property, ideal as a first time or investment purchase, are highly recommended.

#### Reception

16' 0" x 11' 8" (4.88m x 3.56m) Dual aspect corner double glazed window, electric heater, door to

#### Kitchen

14' 2" x 6' 9" (4.32m x 2.06m) Side aspect double glazed window, range of eye and base level units, electric hob with oven under and extractor hood over

#### Bedroom 1

14' 10" x 8' 11" (4.52m x 2.72m) Rear aspect double glazed window, electric heater

#### Bedroom 2

14' 10" x 7' 9" (4.52m x 2.36m) Rear aspect double glazed window, electric heater

#### Bathroom

pedestal wash hand basin, low level WC, tiled walls and floor

#### Garage

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

