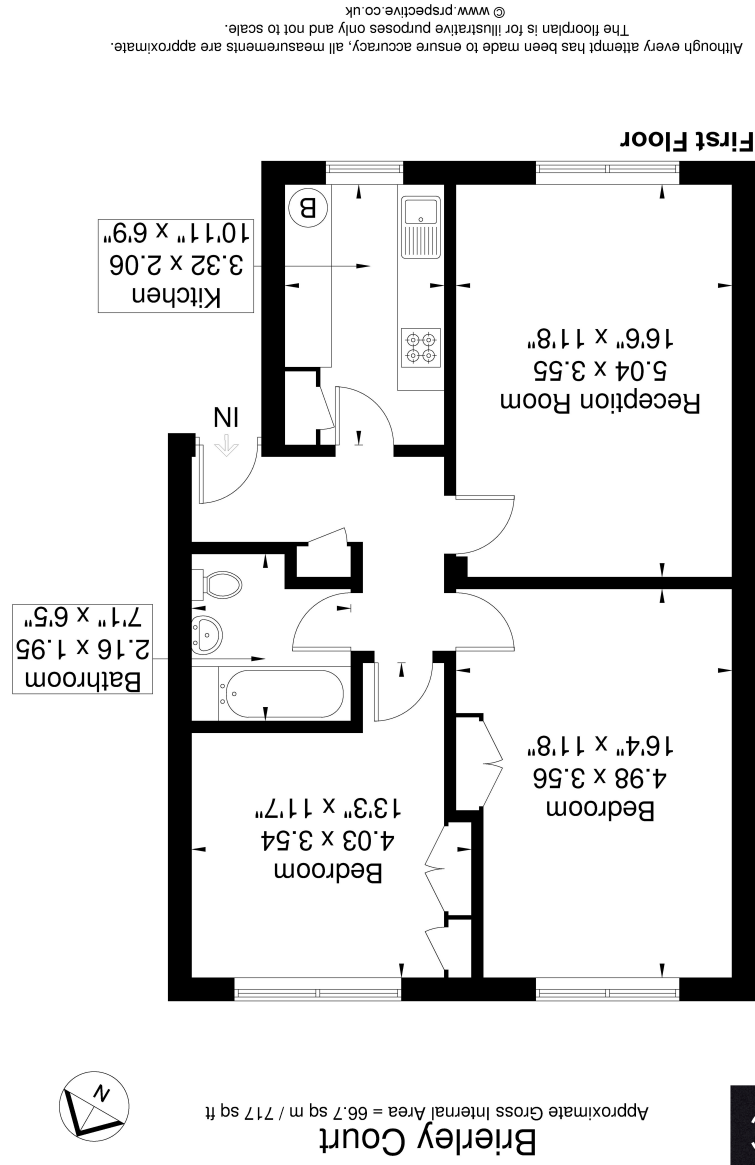


Energy Efficiency Rating	
Current	Potential
80	83
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Scotland & Wales	



4 Brierley Court Church Road, Hanwell, LONDON. W7 3BN.

£450,000

Situated at one of Harwell's most desirable locations, Castle are pleased to offer this two double bedroom first floor flat, centrally located between the open space of Churchfields, Brent Valley golf course and Brent Lodge Bunny Park. Also close by are local shops, bus services and Harwell Elizabeth Line station providing direct access central London, the city and beyond.

The property itself offers spacious and bright accommodation throughout and comes with a long list of benefits including a lease of nearly a thousand years. Outside the property has use of the large beautiful communal gardens and a private garage.

Reception Room

16' 6" x 11' 8" (5.03m x 3.56m) Front aspect double glazed window, radiator

Kitchen

10' 11" x 6' 9" (3.33m x 2.06m) Front aspect double glazed window, range of eye and base level units with gas hob oven under and extractor hood over, stainless steel single drainer sink, plumbing and space for washing machine, wall mounted boiler, radiator

Bathroom

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

Bedroom 1

16' 4" x 11' 8" (4.98m x 3.56m) Rear aspect double glazed window, radiator, fitted wardrobes

Bedroom 2

13' 3" x 11' 7" (4.04m x 3.53m) Rear aspect double glazed window, radiator, fitted wardrobes

Garden

Large well established South facing communal gardens

Garage

Established in block with up and over door

