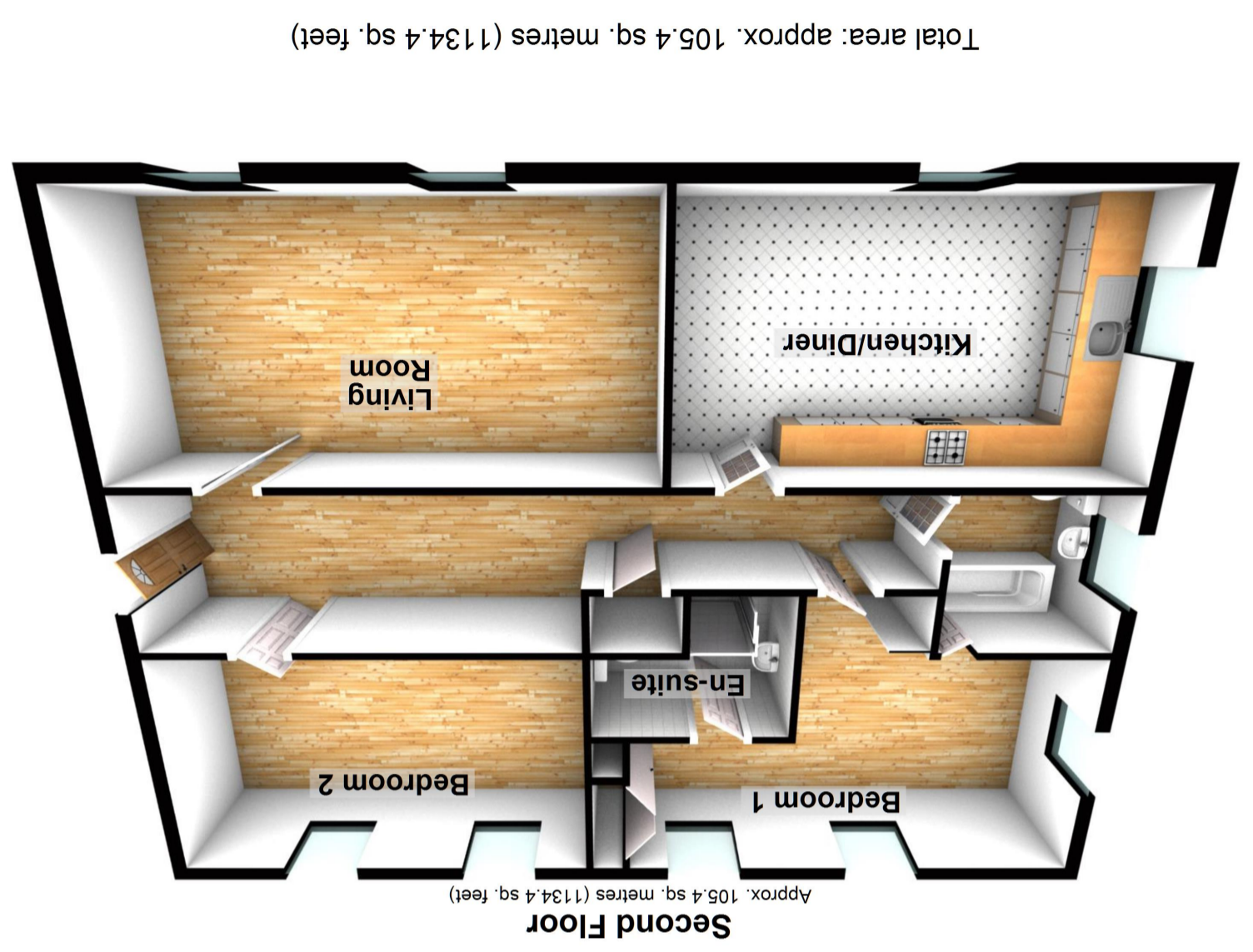


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	
Not energy efficient - higher running costs	
Current	80
Potential	80

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 to 100)
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Flat 5 Chaucer House, Hilda Road, Hanwell Borders,
 Greater London. UB2 4FN. £450,000



Located in the newly converted sought after secure gated development of St Bernard's Gate. This substantial two bedroom top floor apartment has been restored with all the charm and character that you would wish to have from a building with much periodic character.

Tucked away off the Uxbridge Road with its multiple bus routes in to Ealing Broadway. Hanwell Broadway with its multiple shops and restaurants is a short walk away, as is Hanwell BR, where trains into London Paddington take just 14 minutes. The station is also to be part of the forthcoming Elizabeth Line / Crossrail.

The property itself is generously arranged over 1100sqft to provide bright accommodation with contemporary design, whilst maintaining many period features including high ceilings and sash windows. Both double bedrooms come with fitted wardrobes whilst the main bedroom has an en-suite. The kitchen is fully fitted and the room is large enough for a dining table. The 20' lounge carries on the bright and airy feel with its two windows. Rooms are also accessed from a wide hallway offering extra storage or even an office area.

Outside there are well maintained communal gardens and an allocated parking space all accessed via two secured entry gates.



Reception

20' 0" x 9' 10" (6.10m x 3.00m) Two front aspect double glazed windows, two radiators, wood floor, spot lights

Kitchen / Dining

15' 9" x 9' 10" (4.80m x 3.00m) Dual aspect double glazed sash windows, range of eye and base level modern units with gas hob, oven under and extractor hood over, dishwasher, microwave, fridge and freezer and washing machine. Wood floor, storage in alcoves and wall mounted boiler

Bathroom

Double glazed window, panel enclosed bath with shower, low level WC, wall mounted wash hand basin, tiled walls and floor, spot lights

Bedroom 1

19' 7" x 9' 10" (5.97m x 3.00m) Dual aspect double glazed sash windows, fitted wardrobes, radiator, door to en-suite

En Suite

Shower, low level WC, wall mounted wash hand basin, tiled walls and floor, spot lights

Bedroom 2

16' 8" x 9' 10" (5.08m x 3.00m) Two double glazed sash windows, radiator, fitted wardrooms, radiator

