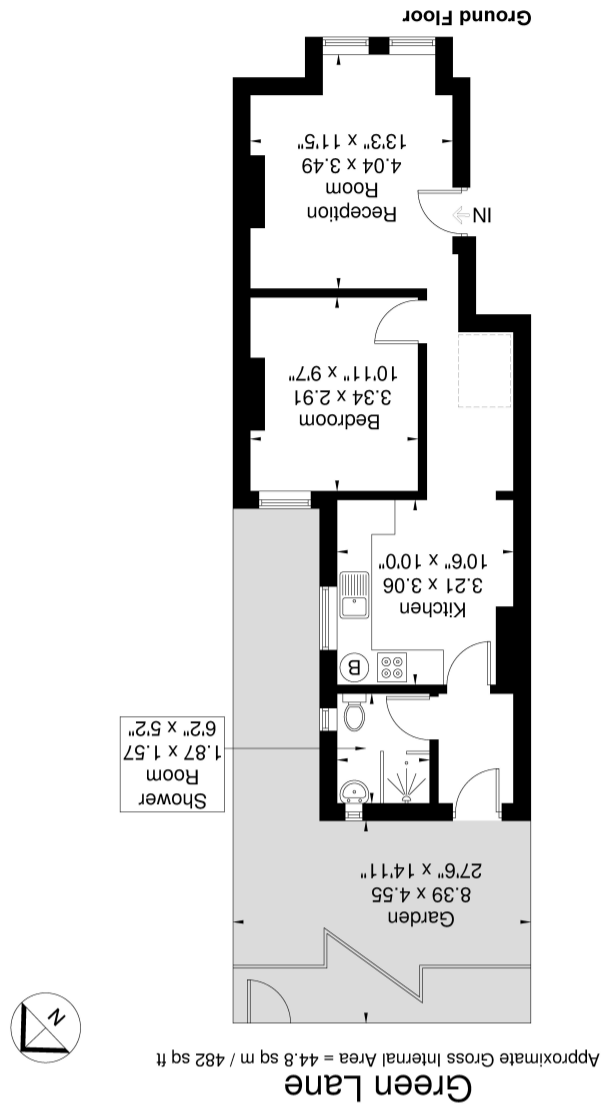


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	76
Potential	68

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



36a Green Lane, Hanwell, London. W7 2PB.

£375,000

Castle Residential are pleased to offer this charming one bedroom ground floor converted garden flat which benefits by having its own good sized private garden, located in the desirable Victorian enclave of Old Hanwell. The spacious property is on the market with no onward chain and also benefits from a share of freehold and a long lease of nearly 999 years.

The location also means a short walk to amenities of Uxbridge Road and access to both Hanwell Elizabeth Line Station and Boston Manor tube (Piccadilly line).

Lounge

13' 3" x 11' 11" (4.04m x 3.63m) Front aspect double glazed sash windows into bay, radiator, laminate floor

Bedroom

10' 11" x 9' 7" (3.33m x 2.92m) Rear aspect double glazed sash window, radiator, laminate floor

Kitchen

10' 6" x 10' 1" (3.20m x 3.07m) Side aspect window, range of eye and base level units with electric hob with oven under and extractor hood over, single drainer sink, plumbing and space for washing machine, wall mounted boiler

Bathroom

Dual aspect double glazed windows, low level WC, vanity wash hand basin, tiled walls, shower cubicle

Garden

Mainly laid to lawn with small patio area, timber shed, rear gated access also

