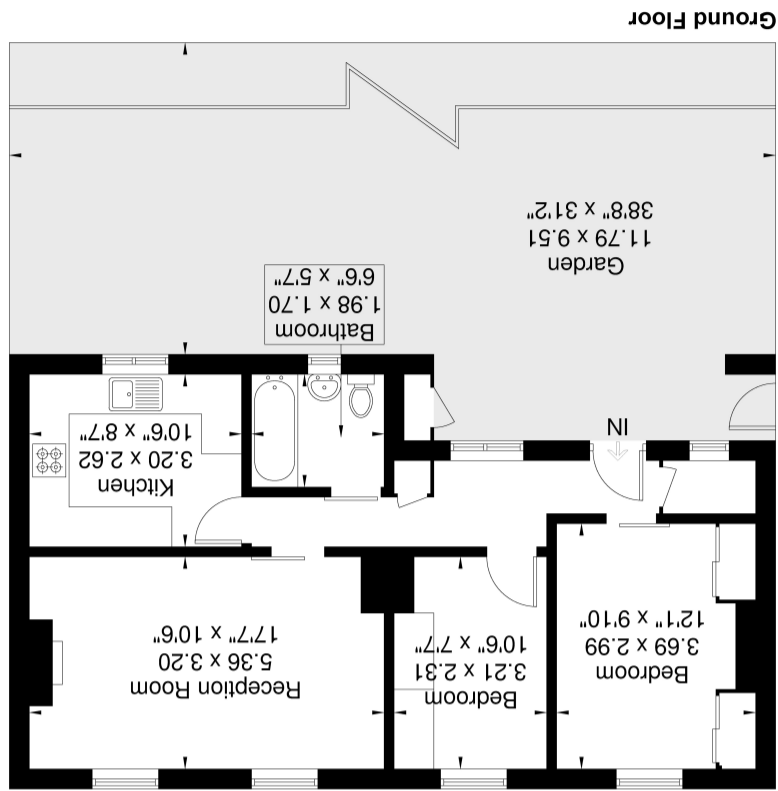


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	75

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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Bordars Road  
 Approximate Gross Internal Area = 57.8 sq m / 622 sq ft



31 Bordars Road, London. W7 1AG.

£350,000



Offers invited for this ground floor flat benefiting from a large private garden. The spacious property boasts two large double bedrooms, spacious lounge, fitted kitchen, and bathroom with shower. The property benefits by having gas central heating, double glazed windows.

The property's location means local amenities and shops are all within walking distance, as well as multiple bus services and Castle Bar Station (Overground) and Hanwell Elizabeth Line Station.

#### Reception

17' 7" x 10' 6" (5.36m x 3.20m) Two front aspect double glazed window, radiator

#### Kitchen

10' 6" x 8' 7" (3.20m x 2.62m) Rear aspect double glazed window, range of eye and base level units, single drainer one and half bowl sink gas hob with oven under and extractor over, plumbing for washing machine, wall mounted boiler

#### Bedroom 1

12' 1" x 9' 10" (3.68m x 3.00m) Front aspect double glazed window, radiator, fitted wardrobe

#### Bedroom 2

10' 6" x 7' 7" (3.20m x 2.31m) Front aspect double glazed window, radiator

#### Bathroom

Rear aspect double glazed window, panel enclosed bath with shower, pedestal wash hand basin, radiator

#### Private Garden

Mainly laid to lawn with sheds

