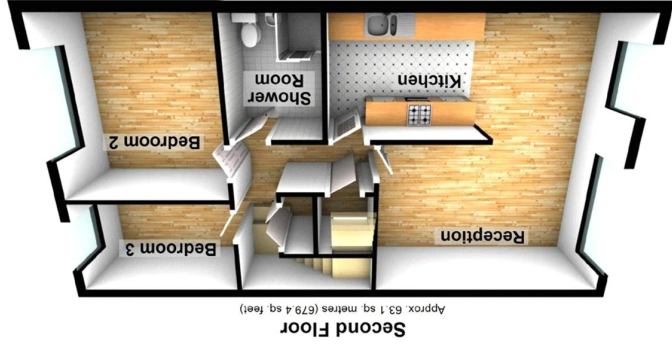
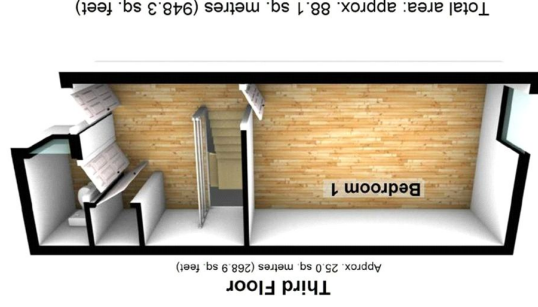


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	A (92 to 100)
	B (81 to 91)
	C (69 to 80)
	D (56 to 68)
	E (39 to 54)
	F (21 to 38)
Not environmentally friendly - higher CO ₂ emissions	G (1 to 20)
Current	84
Potential	77

Environmental Impact (CO₂) Rating

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 to 100)
	B (81 to 91)
	C (69 to 80)
	D (56 to 68)
	E (39 to 54)
	F (21 to 38)
Not energy efficient - higher running costs	G (1 to 20)
Current	82
Potential	77

Energy Efficiency Rating



419, Somerset Court Copley Close, Hanwell,
 LONDON, W7 1QH

£300,000



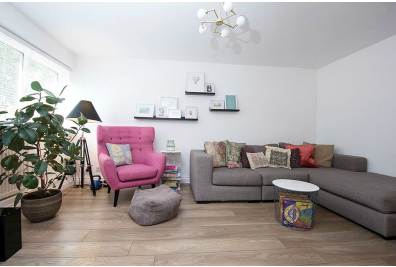
Priced for CASH BUYERS ONLY. This stunning, spacious property is a must for your viewing list. This three bedroom split level ex-local authority flat is situated close to transport and amenities provided by the Greenford Avenue. The flat is also a short walk from Drayton Green BR Station providing access into Paddington and Ealing along with bus links on the road. The property offers spacious accommodation through out, briefly comprising of three double bedrooms, a large reception opening onto a kitchen/diner, bathroom and the flat comes with plenty of storage space. Other benefits include recent double glazing, external secure storage and a long lease.

Bedroom 2

11' 9" x 10' 9" (3.58m x 3.28m) Front aspect double glazed window, radiator, laminate floor

Bedroom 3

10' 9" x 6' 11" (3.28m x 2.11m) Front aspect double glazed window, laminate floor



Bedroom 1

15' 1" x 9' 1" (4.60m x 2.77m) Rear aspect double glazed window, radiator, laminate floor

Top Floor Cloakroom

Low level WC, double glazed window

Reception

18' 10" x 15' 7" (5.74m x 4.75m) Large rear aspect double glazed window, radiator, laminate floor, opening onto

Kitchen / Diner

18' 7" x 7' 7" (5.66m x 2.31m) Rear aspect double glazed window, range of eye and base level with one and half bowl stainless steel sink, electric hob with extractor hood over, double oven and microwave, part tiled walls

Shower Room

Double shower, wall mounted wash hand basin, low level WC, tiled walls and floor

