

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 (55 to 68)
	E (39 to 54)
	F (21 to 38)
Not energy efficient - higher running costs	G (1 to 20)
Current	62
Potential	67

Energy Efficiency Rating

Spec. Verified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrated only and excluded from all area calculations. Due to rounding, numbers may add up incorrectly. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

RICS Certified Property Measurement

Verified spec

63.63 sqm / 684.91 sqft

NET INTERNAL AREA (M²)
 Includes walls and structural features
 55.44 sqm / 596.75 sqft

RESTRICTED HEAD HEIGHT
 10.28 sqm / 110.65 sqft

EXTERNAL STRUCTURAL FEATURES
 0.00 sqm / 0.00 sqft

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

GROUND FLOOR: KITCHEN (2.74m x 2.45m), BEDROOM 2 (3.36m x 2.92m), BEDROOM 3 (3.34m x 2.81m), (10.11 x 9.93)

FIRST FLOOR: MAIN BEDROOM (4.17m x 4.14m), (13.8 x 13.7), EAVES STORAGE (2.93m x 1.91m), (9.7 x 6.3)

Second Floor: (9.7 x 6.3)

63.63 sqm / 684.91 sqft

Framfield Road, W7

CAPTURE DATE: 09/08/2021

LASER SCAN POINTS: 2,055,090

GROSS INTERNAL AREA



Charming two bedroom first floor split level flat located on a popular residential road just off the Greenford Avenue. The Victorian home conversion is located close to both Drayton Manor & Hobbayne Schools and a short walk to Hanwell BR Station part of the forthcoming Elizabeth Line (Crossrail). The property boasts two double bedrooms, separate lounge, fully fitted kitchen and tiled bathroom. The property also benefits from a long lease and a chain free sale !

First Floor

Lounge (Reception)

11' 0" x 9' 2" (3.35m x 2.79m) Front aspect double glazed sash windows, radiator

Bathroom

Front aspect double glazed sash windows, panel enclosed bath with shower, wall mounted wash hand basin, low level WC, part tiled

Kitchen

Rear aspect double glazed sash windows, range of eye and base level units with integrated gas hob with oven under and extractor hood over, single drainer sink, plumbing and space for washing machine, wall mounted boiler, spot lights

Bedroom

11' 0" x 9' 9" (3.35m x 2.97m) Rear aspect double glazed sash windows, radiator

Bedroom

13' 0" x 10' 1" (3.96m x 3.07m) Maximums. Two front aspect velux windows , radiator, storage to eaves

