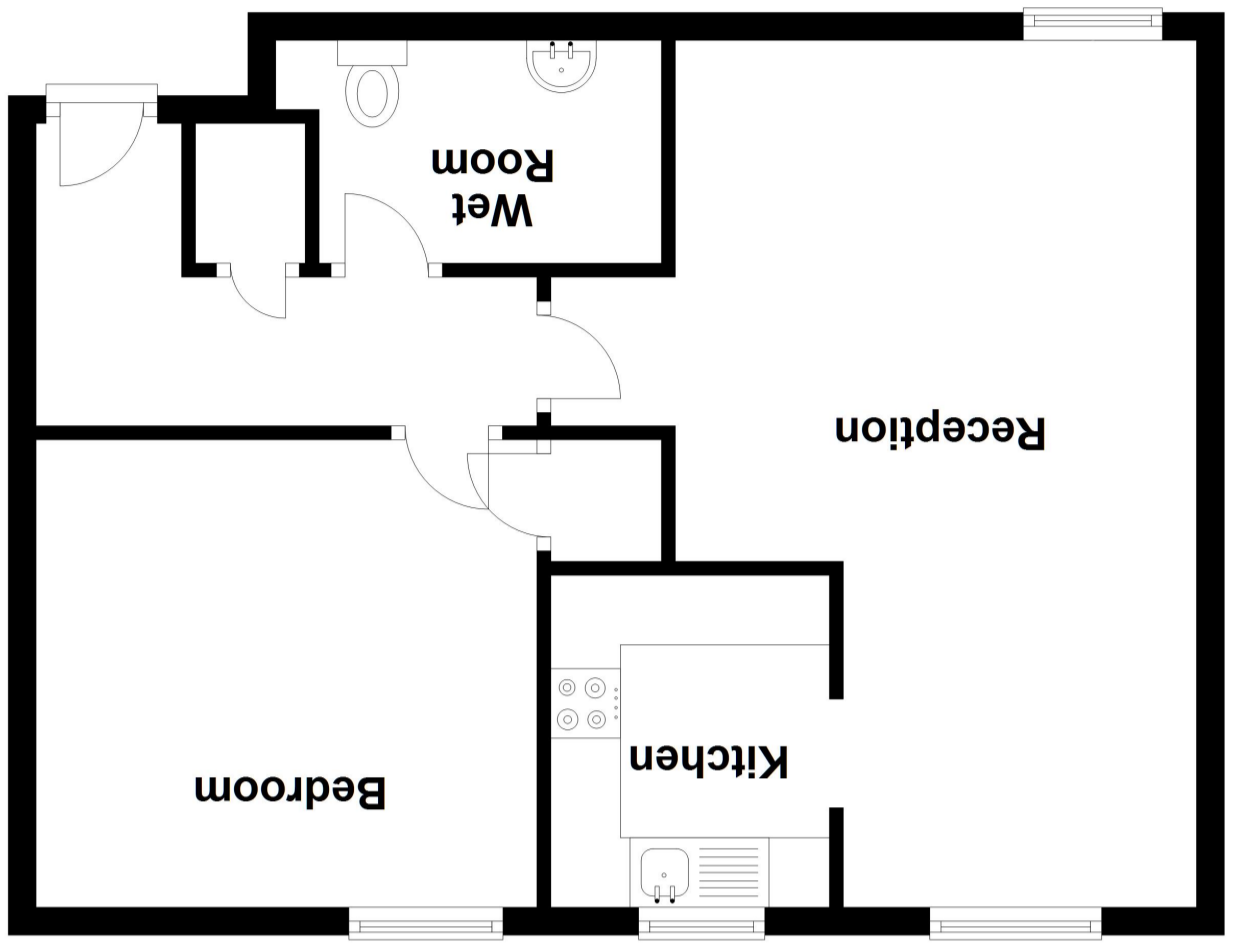


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not energy efficient - higher running costs	
Current	80
Potential	81

Total area: approx. 51.0 sq. metres (548.7 sq. feet)



Approx. 51.0 sq. metres (548.7 sq. feet)

First Floor



31 Kipling Court, Greenford Avenue, London. W7 1LZ.

£340,000

A must for your viewing list and located in a private modern block set back from the Greenford Avenue is this spacious apartment a short walk for anyone from Hanwell station with access direct into Paddington and Heathrow, with also benefiting from the forthcoming Cross Rail.

Situated on the first floor with lift access the property briefly consisting of a large double bedroom with fitted wardrobe, a large 20' plus lounge/diner, with a fitted modern kitchen just off and finally a large wet room. Other benefits include an allocated parking space and well maintained grounds and being sold with a lease of close to 1000 years.

Bedroom

11' 9" x 10' 5" (3.58m x 3.17m) Double glazed window, laminate floor, electric heater, fitted wardrobe

Wet Room

Electric Mira Shower, wall mounted hand wash basin, low level WC extractor fan, wall heater

Lounge / Diner

20' 2" x 12' 4" (6.15m x 3.76m) Dual aspect double glazed widows, laminate floor, electric heater and fire with surround, door to

Kitchen

7' 10" x 6' 5" (2.39m x 1.96m) Double glazed widow, range of eye and base level units with stainless steel single drainer sink, electric cooker point, tiled splashback

Outside

Allocated parking space

