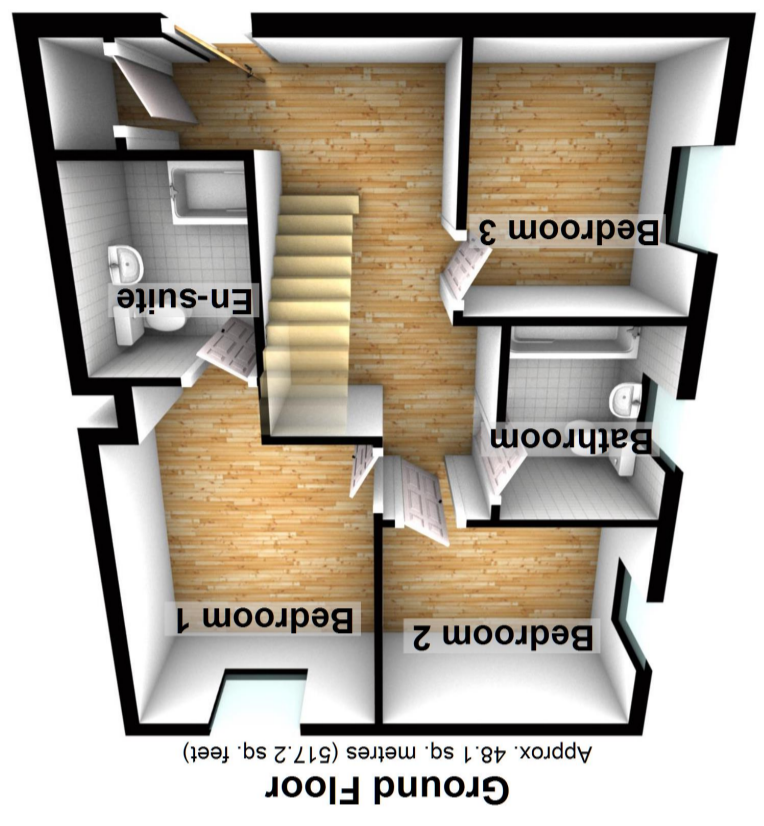
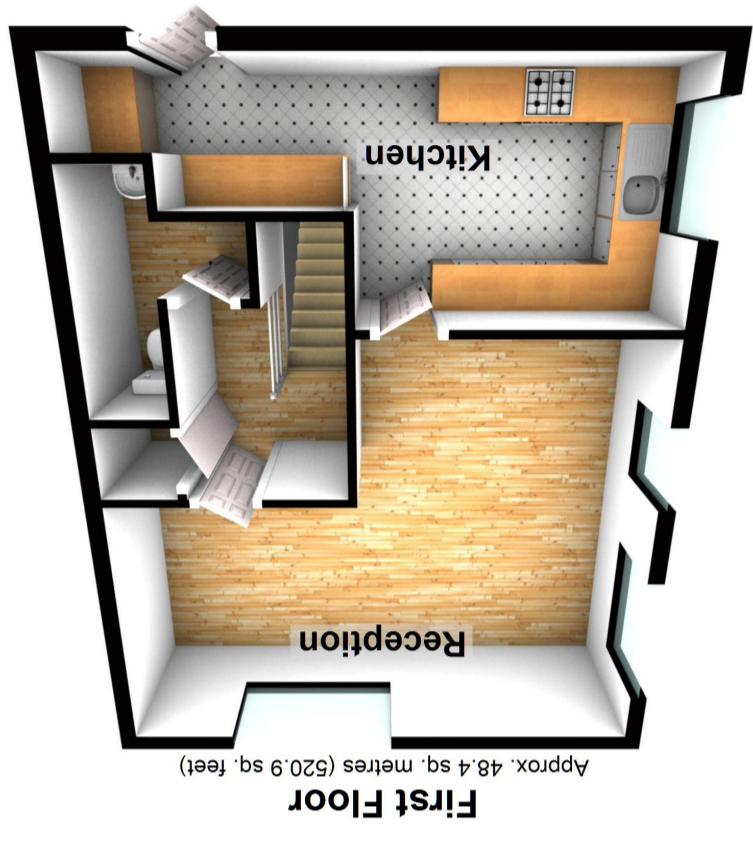


England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	(1 to 20)
Not energy efficient - higher running costs	
Current	65
Potential	73
Energy Efficiency Rating	

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(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 environmentally friendly - higher CO ₂ emissions	
Current	68
Potential	65
Environmental Impact (CO₂) Rating	

Total area: approx. 96.5 sq. metres (1038.2 sq. feet)



27 Kipling Court Greenford Avenue, Hanwell, LONDON. W7 1LZ.
 £499,950



Located in a private modern block set back from the Greenford Avenue. This sizeable three double bedroom split level property is only but a short walk from Hanwell BR station with access direct into Paddington and with the forthcoming Cross Rail. The property provides spacious accommodation over 1000sqft throughout, briefly consisting of three double bedrooms the main having a large en-suite, a large 20'3" x 17'2" lounge/diner, fitted modern kitchen and access to a private balcony for some outdoor space. Other benefits include allocated parking space and well maintained grounds, and being sold, share of the freehold with a lease of close to 1000 years.

Bathroom

Front aspect double glazed window, panel enclosed bath with shower attachment, vanity wash hand basin, low level WC, tiled walls and floor, extractor fan

Lounge (Reception)

20' 3" x 17' 2" (6.17m x 5.23m Maximums) 'L' shaped with dual aspect double glazed windows, two storage heaters, laminate floor

Kitchen

20' 4" x 8' 4" (6.20m x 2.54m) Front aspect double glazed window, ample range of eye and base level modern units with integrated electric hob with oven under and extractor hood over, plumbing and space for dishwasher, stainless steel single drainer sink, tiled floor, door leading to private balcony



Bedroom 1

15' 0" x 9' 10" (4.57m x 3.00m) Side aspect double glazed window, electric heater, door to

En Suite Bathroom

Panel enclosed bath with shower attachment, vanity wash hand basin, low level WC, tiled walls and floor, extractor fan



Bedroom 2

10' 2" x 9' 4" (3.10m x 2.84m) Front aspect double glazed window, electric heater

Bedroom 3

8' 5" x 7' 6" (2.57m x 2.29m) Front aspect double glazed window, electric heater

