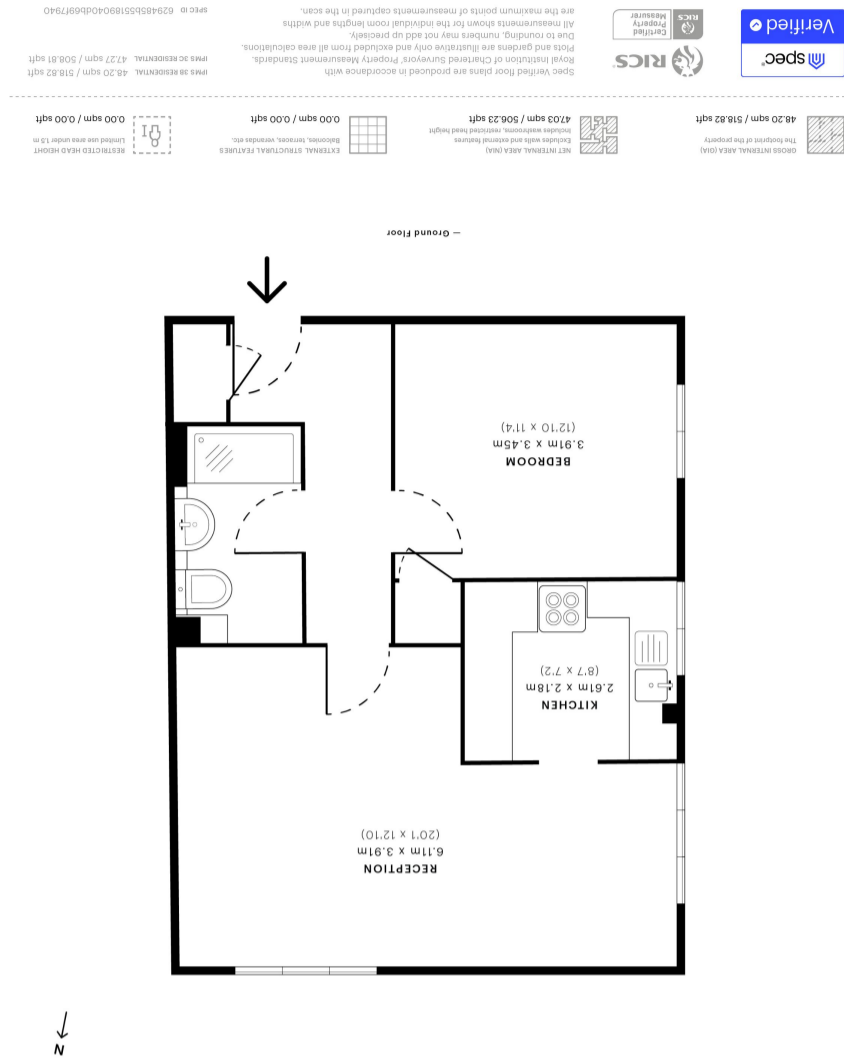


Energy Efficiency Rating	
Potential	Current
Very energy efficient - lower running costs	
A (92 to 100)	
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	63
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Wales & N.Ireland	



Kipling Court, W7  
 CAPTURE DATE: 04/06/2022  
 LASER SCAN POINTS: 41,845,298  
 GROSS INTERNAL AREA: 48.20 sqm / 518.82 sqft



24 Kipling Court, Greenford Avenue, London. W7 1LZ.  
 £360,000

This sizeable one-bedroom property is only but a short walk from the recently upgraded Hanwell Station part of the new Elizabeth Line allowing you into Central London and outwards to Heathrow and Reading. Equally within reach is the Brent Valley golf course and minutes from the stunning Brent Lodge Park (the "Bunny Park") famous for Hanwell Zoo. Local shops and bus services are available on the Greenford Avenue.

The property itself is well presented to the market having been decorated and cared for by the current owner and provides spacious and bright accommodation throughout. Other benefits include allocated parking space, well-maintained grounds, and is to be sold with a share of the freehold.

#### **Kitchen**

2.61m x 2.18m (8' 7" x 7' 2") - Front aspect window, eye and base level modern units, plumbing for washing machine, electric cooker point, single drainer sink

#### **Bedroom**

3.91m x 3.45m (12' 10" x 11' 4") - Front aspect window, electric wall heater

#### **Bathroom**

Double shower cubicle, tiled walls, laminated floors, extractor fan, low level WC, pedestal wash hand basin

#### **Reception**

6.11m x 3.91m (20' 1" x 12' 10") - Bright spacious room, dual front aspect window, electric wall heater.

#### **Outside**

Communal well maintained gardens, allocated parking space

