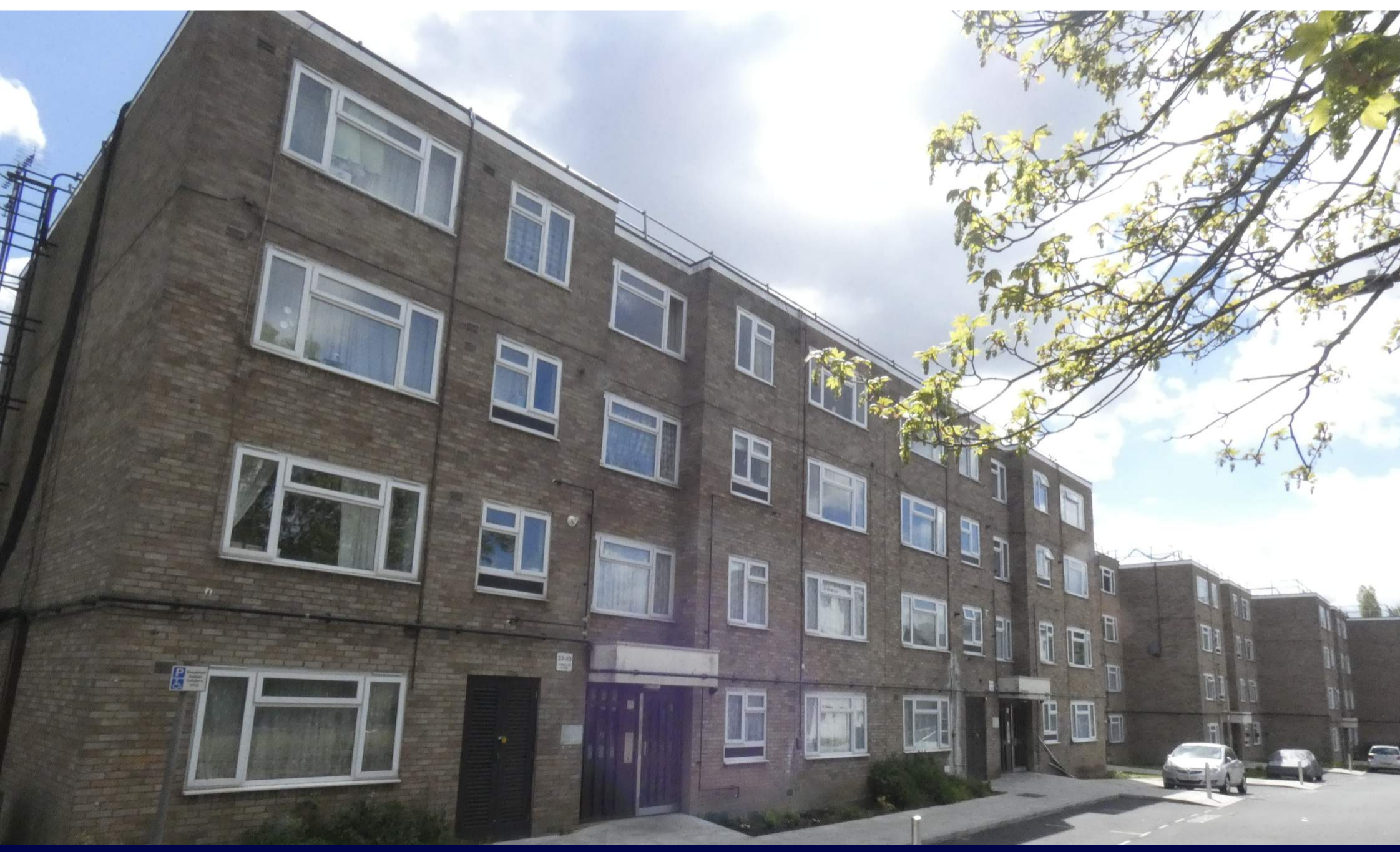
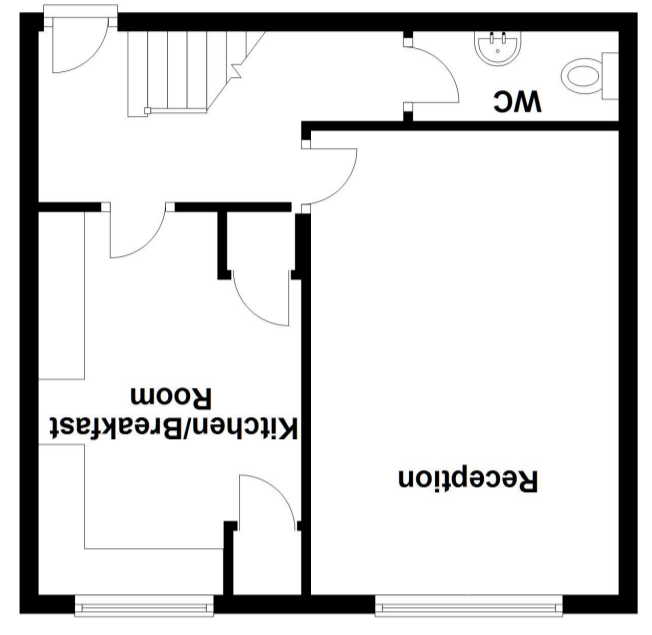
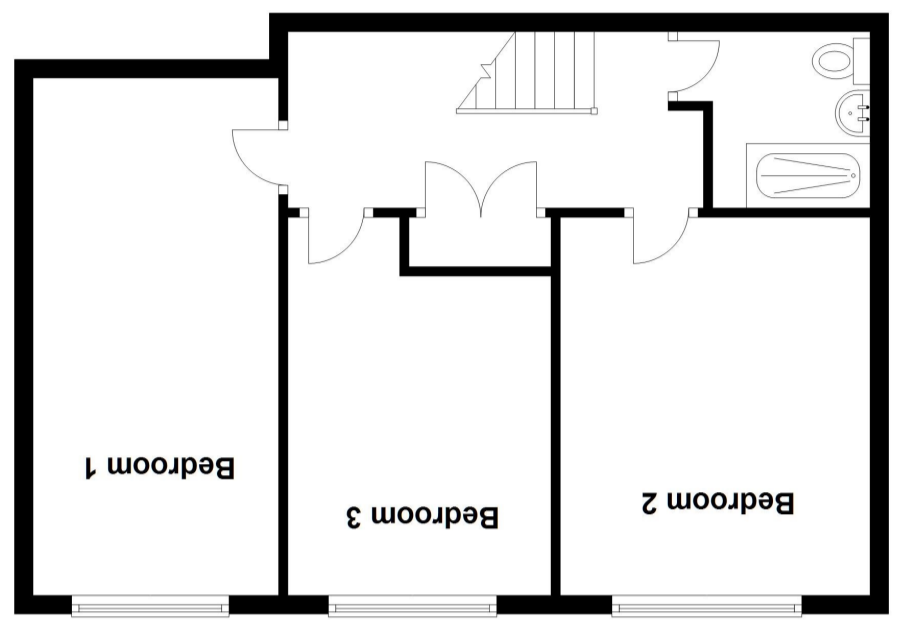


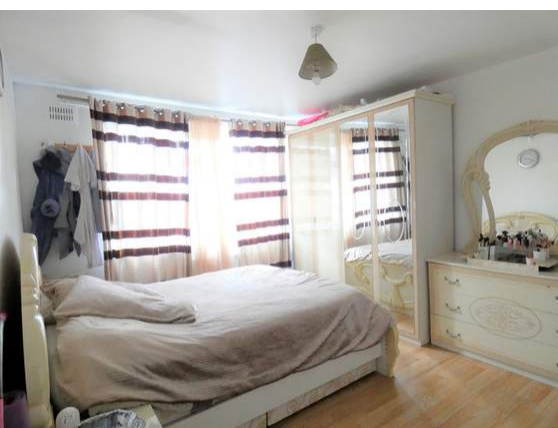
Energy Efficiency Rating	
Current	Potential
72	73

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)
G	(1 to 20)
Not energy efficient - higher running costs	

Total area: approx. 92.2 sq. metres (992.2 sq. feet)



43 Lambourn Close, London. W7 2LN.



Offered to the market with no onward chain is this huge three bedroom split level flat situated in a quiet little know cul-de-sac close to the fringes of the Old Hanwell area. The home's location means local day to day shops, bars and restaurants are close to hand as well as bus routes and with a short walk Boston Manor (Piccadilly Line) and Hanwell BR stations. The property itself is well presented and briefly consists of three double bedrooms, 16'8 reception and a kitchen/breakfast. There is a modern shower room on the top floor as well as a cloakroom on the floor below. The property also benefits from a good length lease, double glazed windows and gas central heating.

Bedroom 1

18' 2" x 8' 8" (5.54m x 2.64m) Front aspect double glazed window, radiator

Bedroom 2

13' 3" x 10' 11" (4.04m x 3.33m) Front aspect double glazed window, radiator

Bedroom 3

13' 5" x 9' 4" (4.09m x 2.84m) Front aspect double glazed window, radiator

Bathroom

Panel enclosed bath with separate shower enclosure, pedestal wash hand basin, low level WC, tiled walls and floor



Kitchen

13' 7" x 9' 4" (4.14m x 2.84m) Front aspect double glazed window, wall and base level units with stainless steel single drainer sink, gas cooker point, wall mounted boiler, two large cupboard one housing the central heating boiler

Reception

16' 8" x 10' 11" (5.08m x 3.33m) Front aspect double glazed window, radiator

