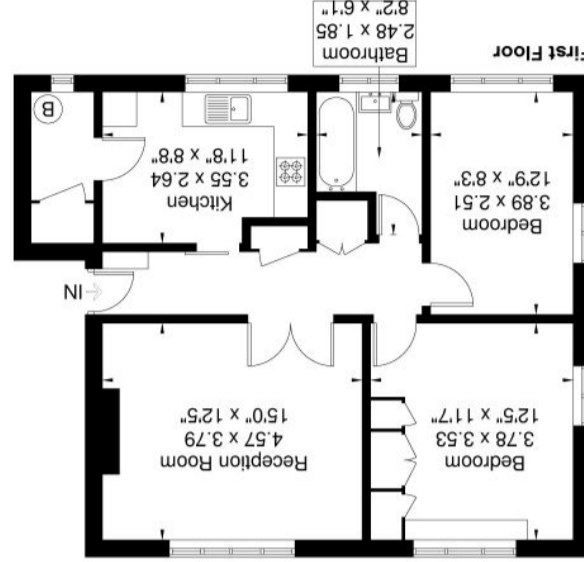
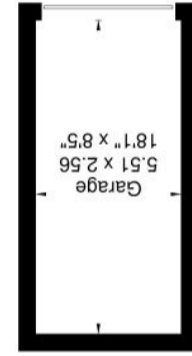


Energy Efficiency Rating	
Current	Potential
71	76
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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(Not Shown In Actual Location / Orientation)



**Greystoke Gardens**  
 Approximate Gross Internal Area = 68.1 sq m / 733 sq ft  
 Garage = 14 sq m / 150 sq ft  
 Total = 82.1 sq m / 883 sq ft



30 Greystoke Gardens, London. W5 1EP.

£450,000

Castle Residential are proud to offer this first floor two bedroom flat in a superb location. The flat comprises of a large bright and airy reception room and separate kitchen, with adjoining utility area. Two well proportioned, dual-aspect double bedrooms are accompanied by an adjacent family bathroom. The property benefits from excellent storage and barrier-controlled off-street parking as well as a private garage and access to communal gardens. Offered with no onward chain.

Greystoke Gardens is ideally located for transport links into London, being just a short walk from both the Central Line station of Hanger Lane and the Piccadilly Line at Park Royal whilst also being perfectly positioned for the North Circular and the A40. The open green space of Hanger Hill Park is also close by.

#### Lounge

15' 0" x 12' 5" (4.57m x 3.78m) Front aspect double glazed window, radiator, feature fireplace

#### Kitchen

11' 8" x 8' 8" (3.56m x 2.64m) Rear aspect double glazed window, range of eye and base level units with stainless steel single drainer sink, gas cooker point, tiled floor, door to utility area

#### Utility Area

Rear aspect double glazed windows, plumbing and aspace for washing machine

#### Bathroom

Rear aspect double glazed frosted window, panel enclosed bath with shower, vanity wash hand basin, low level WC, tiled walls and floor

#### Bedroom 1

12' 5" x 11' 7" (3.78m x 3.53m) Front aspect double glazed frosted window, radiator, fitted wardrobes

#### Bedroom 2

12' 9" x 8' 3" (3.89m x 2.51m) Rear double glazed window, radiator

#### Outside

Communal gardens

#### Garage

18' 1" x 8' 5" (5.51m x 2.57m) Up and over door

