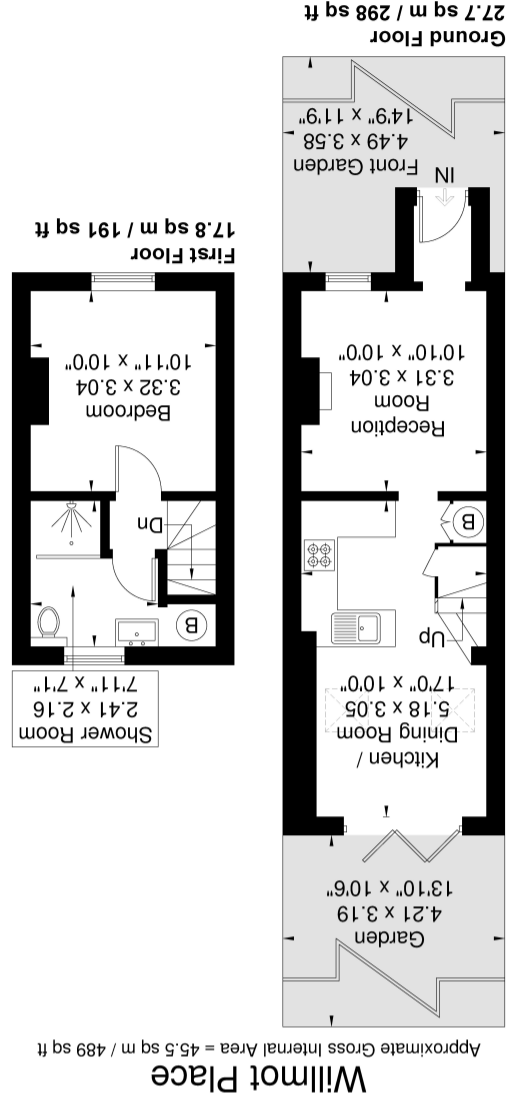


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	Potential
64	68

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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17 Willmot Place, Hanwell, London. W7 3TZ.

£399,000

Castle Residential are pleased to offer this charming one bedroom house which is in immaculate condition throughout and located close to shops, bus links and walking distance to Hanwell Elizabeth Line Station and Boston Manor tube.

This fantastic house boasts a lovely bright lounge with wooden flooring, large modern kitchen / diner with underfloor heating and bi folding doors leading to a lovely patio garden.

Upstairs originally set up as a two bedrooms now boasts a spacious double bedroom and an impressive shower room /wet room.

#### Lounge

10' 10" x 10' 0" (3.30m x 3.05m) Front aspect window, wooden floor, open fire place, fitted storage into alcoves, radiator

#### Kitchen / Diner

17' 0" x 10' 0" (5.18m x 3.05m) Range of eye and base level units with granite worktop, sunken sink, gas hob with oven under and extractor over, under floor heating, stairs to first floor with storage under, spot lights, rear aspect bi-fold doors to garden

#### Bedroom 1

10' 11" x 10' 0" (3.33m x 3.05m) Front aspect window, wooden floor, feature fireplace, radiator

#### Shower Room

Rear aspect window, fully tiled, dual shower, low level WC, vanity wash hand basin, fitted storage

#### Garden

Courtyard style with brick built BBO area and seating

