

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)
Not energy efficient - higher running costs	G (1 to 20)
Current	72
Potential	73

Energy Efficiency Rating

Specified floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Floor and garden areas are illustrated only and excluded from all area calculations. Due to rounding, numbers may add up differently. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

RICS
 RICS Property Measurement
 Verified spec

59.65 sqm / 642.07 sqft
 55.89 sqm / 601.59 sqft
 0.00 sqm / 0.00 sqft
 0.00 sqm / 0.00 sqft

NET INTERNAL AREA (M²)
 Includes walls and structural features
 Excludes voids and structural heights

EXTERNAL STRUCTURAL FEATURES
 Balconies, terraces, verandas etc.

RESTRICTED HEAD HEIGHT
 Limited to a maximum of 2.0m

Brentmead Close, W7
 CAPTURE DATE 14/04/2022 LAsER SCAN POINTS 49,352,226
 GROSS INTERNAL AREA 59.65 sqm / 642.07 sqft



2 Brentmead Close, London. W7 3EW.

£385,000



In need of some updating this ground floor garden maisonette comes with a wealth of benefits including two double bedrooms, good sized kitchen, double glazed windows and gas central heating, separate garage located close by and a large garden which encircles the property. It is however being sold with a lease of 69 years remaining, which buyers should take into account with some mortgage lenders if required.



The property is situated on a quiet, little known close in the ever popular conservation area of the Golden Manor in Hanwell offering a short walk to the recently upgraded Hanwell Station which has lifts to the platform and both TFL and Great Western rail connections. This allows you to head outwards to Heathrow, Reading and Oxford or inwards with the Elizabeth Line route. Equally within reach is Brent Valley golf course and moments from the stunning Brent Lodge Park (the "Bunny Park") famous for Hanwell Zoo. Local shops and bus services are available on the Greenford Avenue, not far from the end of the road.



Reception

Rear aspect double glazed patio garden, radiator

Kitchen

Rear aspect double glazed window, range of eye and base level units, single drainer sink, plumbing and space for washing machine, wall mounted boiler

Bedroom 1

Front aspect double glazed window, fitted wardrobes, radiator

Bedroom 2

Front aspect double glazed window, radiator

Bathroom

Side aspect double glazed frosted window, pedestal wash hand basin, low level WC, disabled shower, tiled walls

Garden

Large garden that spans across the rear, side and front of the property. Mainly laid to lawn with mature hedge and shrub borders

