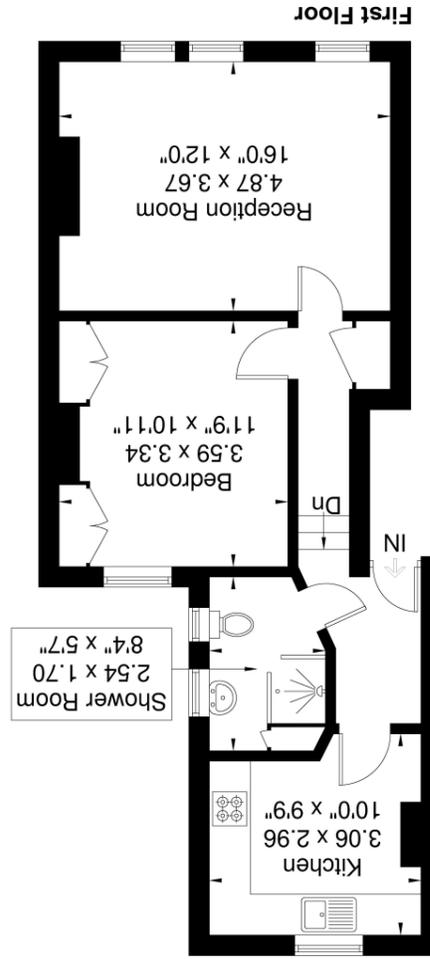


Energy Efficiency Rating	
Current	Potential
78	62
Very energy efficient - lower running costs A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Scotland & Wales	

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
 © www.perspective.co.uk



Church Road
 Approximate Gross Internal Area = 50.9 sq m / 547 sq ft



64a Church Road, Hanwell, LONDON. W7 1LB.

£335,000

Spacious and well located first floor garden flat located within a very short walk of Hanwell Elizabeth Line Station. The property also offers the potential to extend further into the loft, subject to planning permission.

The property is offered to the market with no onward chain and briefly consists of a large reception to the front of the building, double bedroom, kitchen breakfast room and shower room. Outside to the rear there is also a large garden.

The location upshot is local day to day shops, restaurants and coffee shops all on your doorstep and with multiple transport links including various bus links into Ealing Broadway. Hanwell Elizabeth Line Station is less than 250 meters away and will offer high speed services to central London. Arrive to Heathrow in 13 minutes, Paddington in 12 minutes and Bond Street in 25 minutes.

Lounge (Reception)

16' 0" x 12' 0" (4.88m x 3.66m) Two front aspect double glazed windows, wooden floor, radiator

Kitchen

10' 0" x 9' 9" (3.05m x 2.97m) Rear aspect double glazed window, range of eye and base level units with one and half bowl sink, gas hob with oven under and extractor hood over, wall mounted boiler, wood floor

Bedroom

11' 9" x 10' 11" (3.58m x 3.33m) Rear aspect double glazed window, fitted wardrobe, radiator

Shower Room

Two side aspect double glazed frosted windows, shower cubicle, low level WC, pedestal wash hand basin, radiator, tiled walls

Garden

Mainly laid to lawn

