

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	
Not energy efficient - higher running costs	
Current	78
Potential	78

England, Wales & N.Ireland	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 to 100)
A	(81 to 91)
B	(69 to 80)
C	(55 to 68)
D	(39 to 54)
E	(21 to 38)
F	(1 to 20)
G	
Not environmentally friendly - higher CO ₂ emissions	
Current	80
Potential	80

Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standard. Floor and garden areas are excluded. Figures are rounded up. Due to rounding, figures may not add up precisely. All measurements shown for the individual room height and widths are the maximum points of measurements captured in the scan.

RICS
 spec

NET INTERNAL AREA (GIA)
 Includes water, stairs, external
 54.8 sqm / 588.6 sqft

EXTERNAL STRUCTURAL FEATURES
 Includes external walls, windows etc.
 0.0 sqm / 0.0 sqft

RESTRICTED HEAD HEIGHT
 Includes low head height
 0.0 sqm / 0.0 sqft

21/05/2020
 21,048,016
 57.5 sqm / 619.3 sqft

GROSS INTERNAL AREA
 57.5 sqm / 619.3 sqft

Cherington Road, W7



2A Flat 1, Cherington Road, Hanwell, London. W7 3HJ.

£375,000



Selection of one and two bedroom apartments located in the heart of Hanwell, in the West London borough of Ealing, with excellent links to central London and beyond, soon to be improved with the launch of Crossrail Elizabeth line. Hanwell is the closest station to the development (0.2 miles) where trains into London Paddington take just 14 minutes. Alternatively, underground stations are within close proximity, as well as several bus routes serving the area - with a bus stop conveniently located at the end of the road.



The bright, spacious apartments are ready to move into apartments come with a long list of benefits to name from modern lighting, fitted kitchen with quartz worktops and range of appliances to engineered real wood floor and fully tiled bathrooms.



Conveniently close to the M4 and A4, and just a few minutes from the M25, your driving options are endless. Even more convenient is Hanwell Station, just a couple of minutes walk from the development, taking you directly to London Paddington in the heart of the city in around 14minutes.

