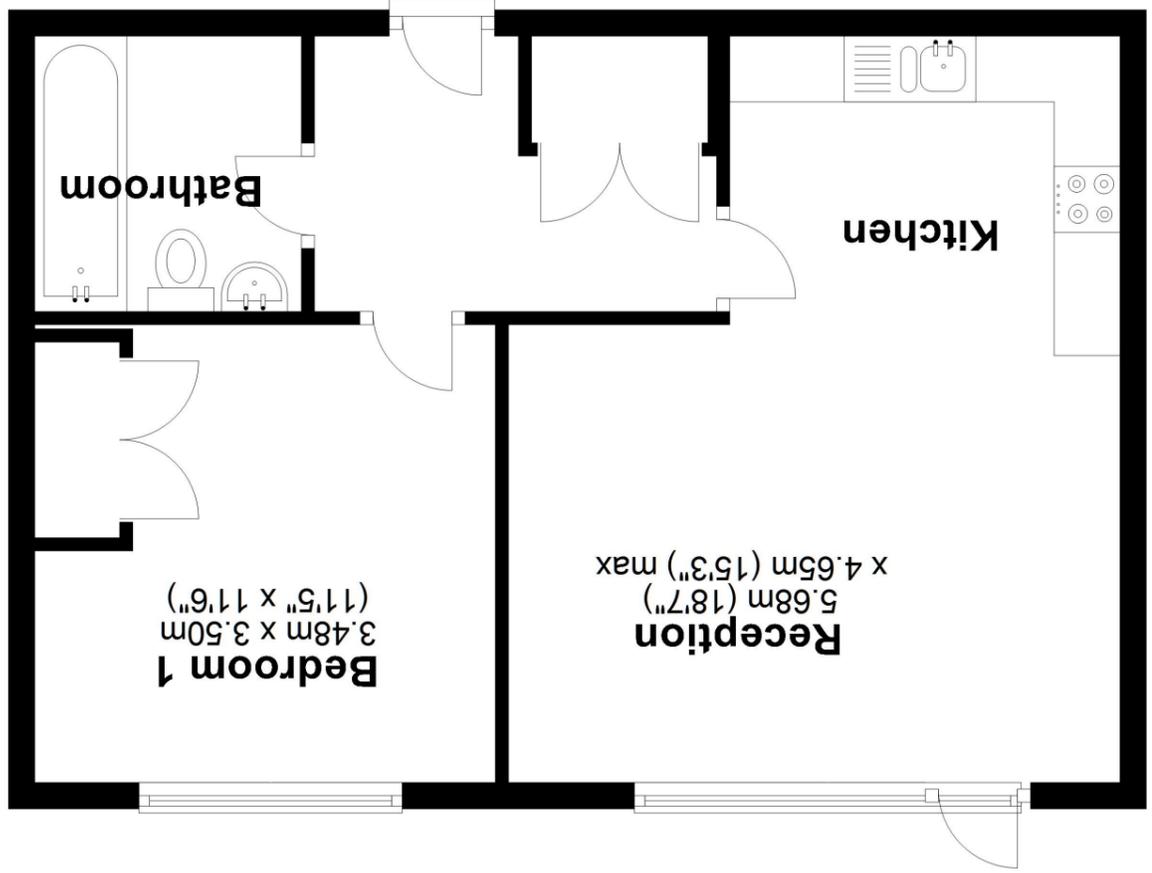


Energy Efficiency Rating	
Current	Potential
82	83

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	

EU Directive 2002/91/EC
 England, Scotland & Wales

Total area: approx. 46.8 sq. metres (503.7 sq. feet)



Ground Floor
 Approx. 46.8 sq. metres (503.7 sq. feet)



19 Brownell Place, London. W7 3AZ.

£310,000

Sold with no onward chain! This modern spacious one bedroom Ground flat located in a recently built gated development close to restaurants, shops and day to day amenities of Hanwell Broadway.

The bright and airy property comes with multiple benefits including a private garden area, double glazing, gas central heating, balcony, lift with direct access to an underground parking space and use of a roof terrace. Transport links are also close to hand with multiple bus routes a short walk and Hanwell Elizabeth Line station and Boston Manor Piccadilly Line station, both under a mile away.

Reception

18' 3" x 15' 4" (5.56m x 4.67m) Floor to ceiling windows with door to garden, laminate floor, radiator, opening onto

Kitchen

Range of eye and base level modern units with one and half bowl sink, electric hob with oven under, plumbing and space for washing machine, radiator

Bathroom

Panel enclosed bath with shower, low level WC, pedestal wash hand basin, radiator, part tiled walls

Bedroom

11' 6" x 11' 5" (3.51m x 3.48m) Front aspect double glazed window, fitted wardrobe, radiator

Patio Garden

Mainly paved with flower planters

