

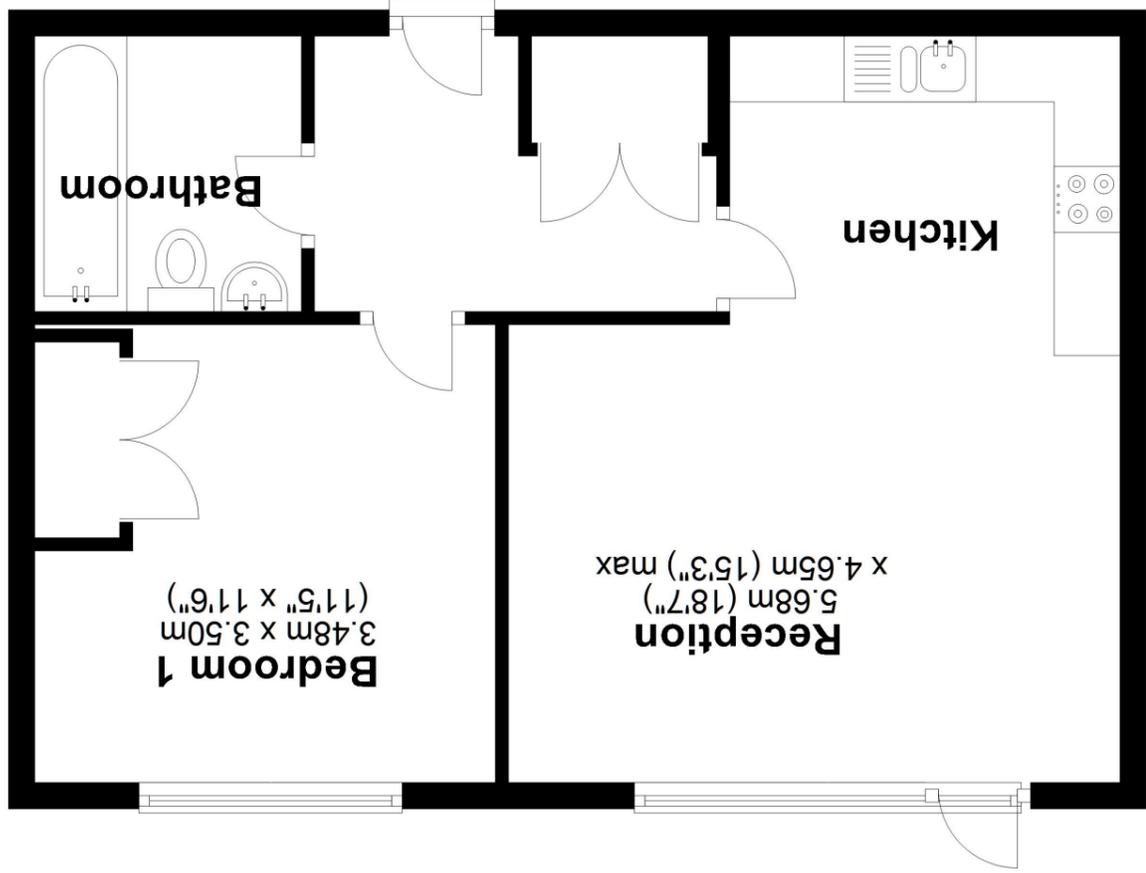
Energy Efficiency Rating	
Current	Potential
82	83

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.

£186,000 Castle

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 patio garden area, double glazing, gas central heating, 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.

A 60% share is available for £186,000

### 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

