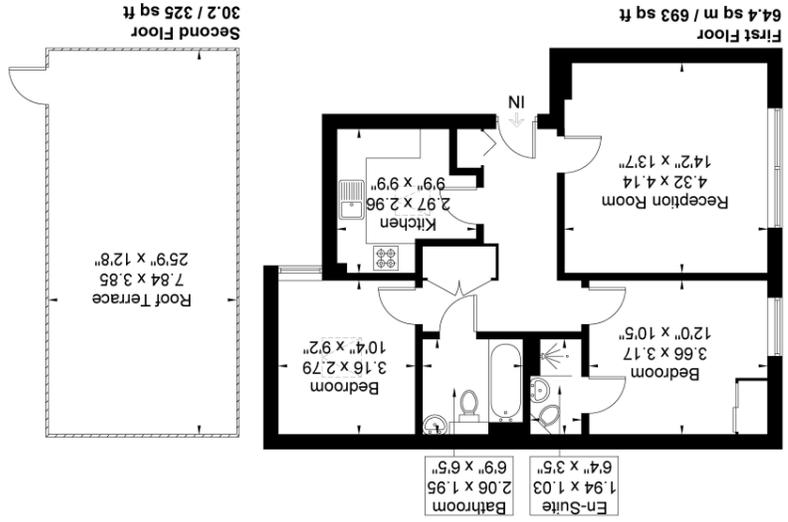


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92+)		
B	(81-91)		
C	(69-80)	81	81
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			

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

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.  
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Jasper Avenue  
 Approximate Gross Internal Area = 64.4 sq m / 693 sq ft



17 Jasper Avenue, London. W7 3BF.

£400,000

Castle Residential are pleased to offer to the market this modern two double bedroom first floor flat located in a recently built gated development close to restaurants, shops and day to day amenities of Hanwell Broadway. The spacious property comes with multiple benefits including a private roof garden area, double glazing, gas central heating, underground parking space and security entry phone. 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 70% share is available for £280,000.

### Reception

14' 2" x 13' 7" (4.32m x 4.14m) Front aspect floor to ceiling double glazed window, radiator, laminate floor

### Kitchen

9' 9" x 9' 9" (2.97m x 2.97m) Sky light, range of eye and base level modern units with electric hob and oven with extractor hood over, one and half bowl sink, plumbing and space for washing machine and dishwasher

### Bedroom 1

12' 0" x 10' 5" (3.66m x 3.17m) Front aspect floor to ceiling double glazed window, radiator, fitted wardrobe

### Bedroom 2

10' 4" x 9' 2" (3.15m x 2.79m) Rear aspect floor to ceiling double glazed window with two sky lights, radiator

### Bathroom

Panel enclosed bath with shower, low level WC, pedestal wash hand basin, spot lights., light well

### Roof Garden

Private use and access but \*not in the demise of the lease\*

