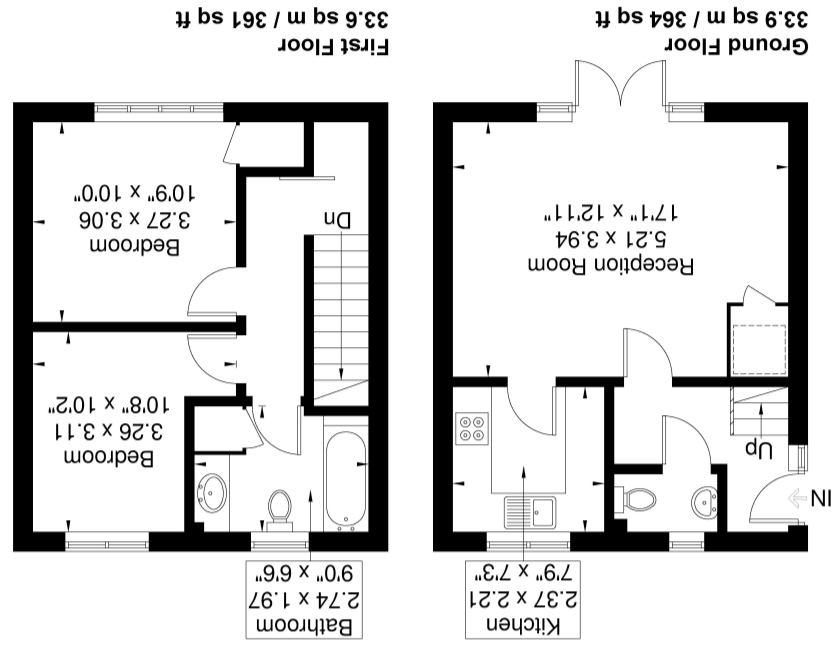


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92+)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Current	46
Potential	84

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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Kipling Court
 Approximate Gross Internal Area = 67.5 sq m / 726 sq ft



36 Kipling Court, Greenford Avenue, London. W7 1LZ.
 £399,999

Offered to the market with no onward chain, this spacious split-level apartment is set within a sought-after development, conveniently located close to the shops, cafés, and restaurants of Greenford Avenue. Excellent transport links are nearby, including local bus routes and a short walk to Hanwell Station on the Elizabeth line, providing direct access into Central London, The City, and Heathrow. The property also falls within the catchment area for a number of highly regarded local schools.

Arranged over two floors with its own private entrance, the property offers generous living accommodation comprising two double bedrooms, a family bathroom, an additional separate WC, a spacious reception room leading through to the kitchen, and ample storage throughout. Further benefits include an allocated parking space.

Reception Room

5.21m x 3.94m (17' 1" x 12' 11") Double glazed doors leading to communal gardens, parquet flooring, electric wall heater, built in storage cupboard.

Kitchen

2.37m x 2.21m (7' 9" x 7' 3") Double glazed window, range of eye and base level cupboards, electric hob, hood extractor fan, space for washing machine.

Bedroom 1

3.27m x 3.06m (10' 9" x 10' 0") Double glazed window, wall mounted electric heater.

Bedroom 2

3.26m x 3.11m (10' 8" x 10' 2") Double glazed window, wall mounted electric heater.

Bathroom

2.74m x 1.97m (9' 0" x 6' 6") Panel bath tub, built in wash basin with cabinet, WC, double glazed window.

