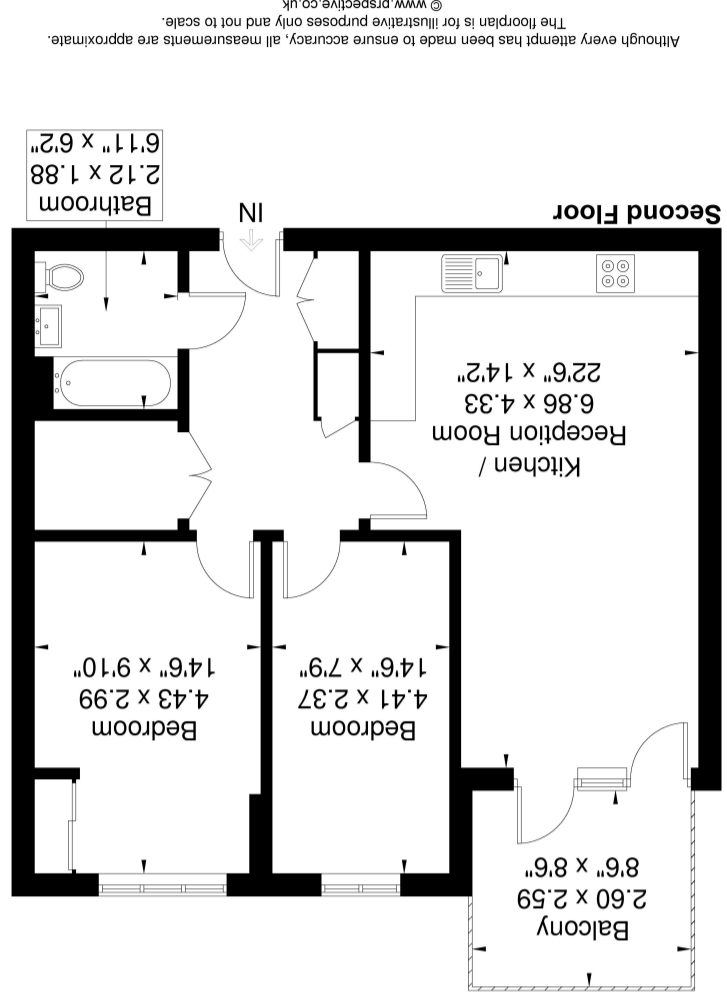


Energy Efficiency Rating	
Current	Potential
85	85
Very energy efficient - lower running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



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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Ipswich Court
 Approximate Gross Internal Area = 68.9 sq m / 741 sq ft



24 Ipswich Court, Copley Close, London. W7 1DX.

£450,000



Castle Residential are delighted to present this beautifully refurbished, spacious two-bedroom apartment, finished to a high standard and presented in immaculate condition throughout. The property comprises two generously sized double bedrooms, a brand new, contemporary open-plan kitchen and living area, and a modern bathroom, with excellent storage space throughout. Further benefits include a charming south-facing balcony, gas central heating, engineered wooden flooring throughout, and the advantage of a long lease. This superb apartment would make an ideal first-time purchase or an excellent investment opportunity.

Castlebar Park Station is close by to give access to Ealing Broadway for various underground lines plus the Elizabeth Line as well as the line itself being at Hanwell Station. Within easy walking distance of Greenford Avenue offering a good range of local shops and bus services.

Kitchen/ Reception room

4.33m x 6.86m (14' 2" x 22' 6") Open Plan kitchen and living area, sink, modern eye and base level units, electric hob unit, extractor fan, built in fridge, double glazed windows, radiator, wooden flooring.

Bedroom 1

2.37m x 4.41m (7' 9" x 14' 6") Double glazed windows, radiator, carpeted.

Bedroom 2

2.99m x 4.43m (9' 10" x 14' 6") Double glazed windows, Radiator, built in wardrobe.

Bathroom

1.88m x 2.12m (6' 2" x 6' 11") Panel enclosed bath, WC, wall mounted wash hand basin, tiled walls, towel radiator.

Balcony

2.59m x 2.60m (8' 6" x 8' 6")

