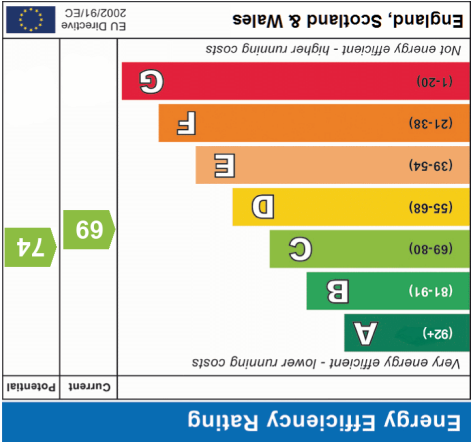
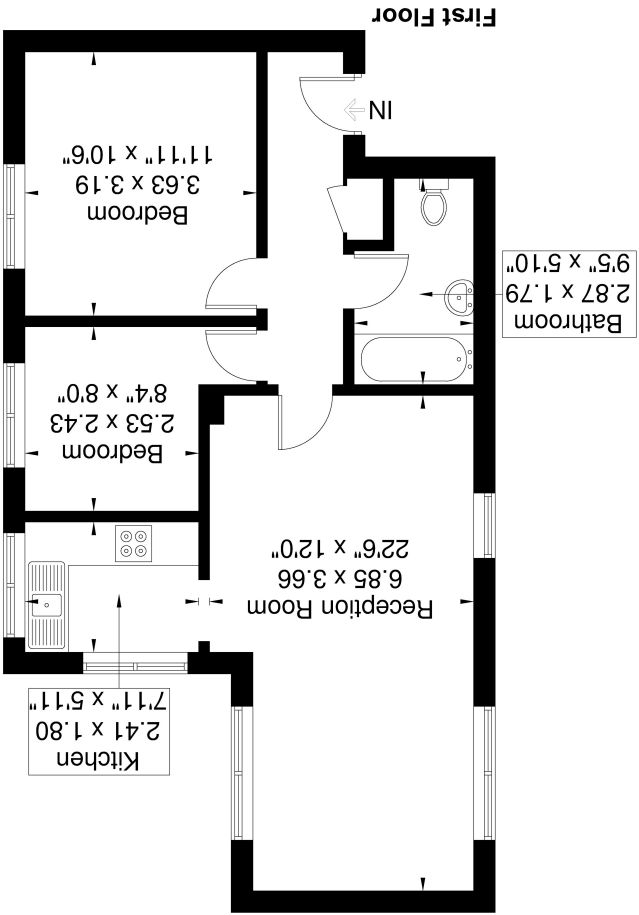




Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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Kipling Court
Approximate Gross Internal Area = 60 sq m / 646 sq ft



29 Kipling Court, Greenford Avenue, London. W7 1LZ.

£325,000



This well-proportioned first-floor apartment at Kipling Court offers bright and practical accommodation in a popular Hanwell development, presented with no onward chain and the rare benefit of a very long lease of nearly 999 years, including also a share of the freehold. The spacious reception room measures an impressive 22'6" x 12'0" and features light wood flooring, creating a flexible open-plan living and dining area that flows easily towards the modern fitted kitchen.

The kitchen itself is equipped with white high-gloss units, wood-effect worktops, integrated appliances including an oven, hob and washing machine, and a window providing natural light. There are two bedrooms, the larger measuring 11'11" x 10'6" and benefiting from fitted wooden wardrobes, while the second bedroom is ideal as a single, child's room or home office. The bathroom is finished in clean white tiling and includes a bath with shower over, pedestal basin and WC. With an approximate gross internal area of 60 sq m / 646 sq ft, the apartment also benefits from an allocated parking space and access to well-maintained communal grounds.

Ideally situated on Greenford Avenue, the property is just a short stroll from Hanwell Elizabeth Line station, offering fast and frequent services into central London (Paddington, Bond Street, Canary Wharf), Heathrow and Reading. Local shops, buses and the green spaces of Brent Lodge Park are all close by, making this a highly convenient and chain-free purchase with excellent long-term security of tenure.

Reception Room

22' 6" x 12' 0" (6.86m x 3.66m)

Kitchen

7' 11" x 5' 11" (2.41m x 1.80m)

Bathroom

9' 5" x 5' 10" (2.87m x 1.78m)

Bedroom

11' 11" x 10' 6" (3.63m x 3.20m)

Bedroom

8' 4" x 8' 0" (2.54m x 2.44m)

