



Kestrel House, 211 Gurnell Grove, London, W13 0AD

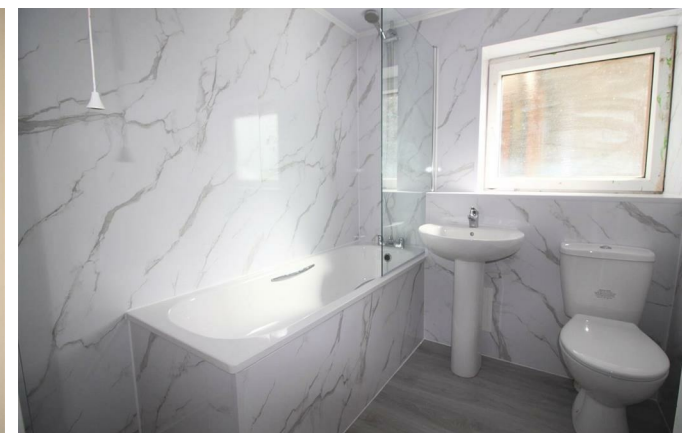
£310,000

EVANS  
& COMPANY



# Gurnell Grove London

- Ground floor flat
- Double glazed
- Central heated
- Ready to move in to
- New appliances
- Front and rear access
- 86 year lease



Welcome to this charming two-bedroom ground floor flat located in the desirable area of Gurnell Grove, London.

Upon entering, you will find a spacious reception room and the flat features two well-proportioned bedrooms.

One of the standout features of this property is its proximity to local amenities. Residents will enjoy easy access to multiple bus links. Additionally, the flat is ready to move into, allowing you to settle in without delay.

The property benefits from double glazing and central heating, ensuring a warm and energy-efficient living environment throughout the year.

In summary, this two-bedroom ground floor flat in Gurnell Grove presents an excellent opportunity for those looking to embrace a comfortable lifestyle.

### Porch

Boiler, door to

### Kitchen

14'8" x 7'0" (4.49 x 2.14)

Eye and base level units, four ring gas hob and oven, single drainer sink unit with mixer tap, space for washing machine, door to

### Lounge

16'11" x 10'10" (5.17 x 3.31)

Radiator, double glazed windows, power points, laminate wooden floors, door to

### Hallway

Radiator, laminated wooden floors, doors to rear entrance

### Bedroom 1

13'11" x 9'9" (4.25 x 2.99)

Radiator, double glazed window to side, power points

### Bedroom 2

13'11" x 7'11" (4.25 x 2.43)

Radiator, double glazed window to side, power points

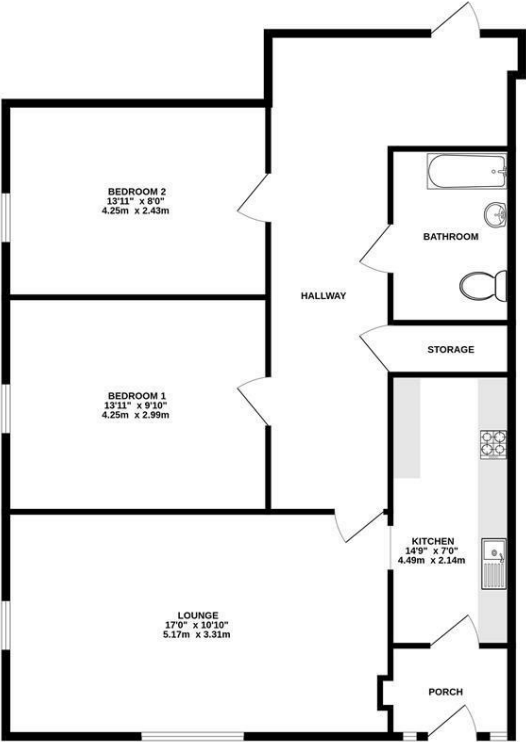
### Bathroom

6'11" x 6'4" (2.13 x 1.94)

panelled enclosed bath, low level WC, wash hand basin with mixer taps, chrome heated towel rail



GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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