



£350,000

Kipling Court, Greenford Avenue, Hanwell, W7



- 2 Double Bedroom
- Purpose Built
- Minutes from Hanwell Station
- Lift and Phone-Entry
- Chain Free
- Allocated Off Street Parking

A well-proportioned split-level two double bedroom flat situated within this popular residential development in Hanwell. Offered to the market chain free, the property provides approximately 704 sq ft of well-planned accommodation arranged over the second and third floors. The property comprises a generous reception/dining room, separate kitchen, two good-sized double bedrooms, family bathroom and two WCs. Further benefits include lift access, phone-entry, communal areas and an allocated parking bay. Ideally positioned for commuters, Hanwell Station, with Elizabeth line services, is a short stroll away, offering excellent connections into Central London and beyond. The property is also well served by local bus routes and is within easy reach of a good selection of shops, cafés, restaurants, everyday amenities and in an excellent school catchment area and proximity to Brent River Park and golf course.

Share Of Freehold and Long Lease - 964 years left

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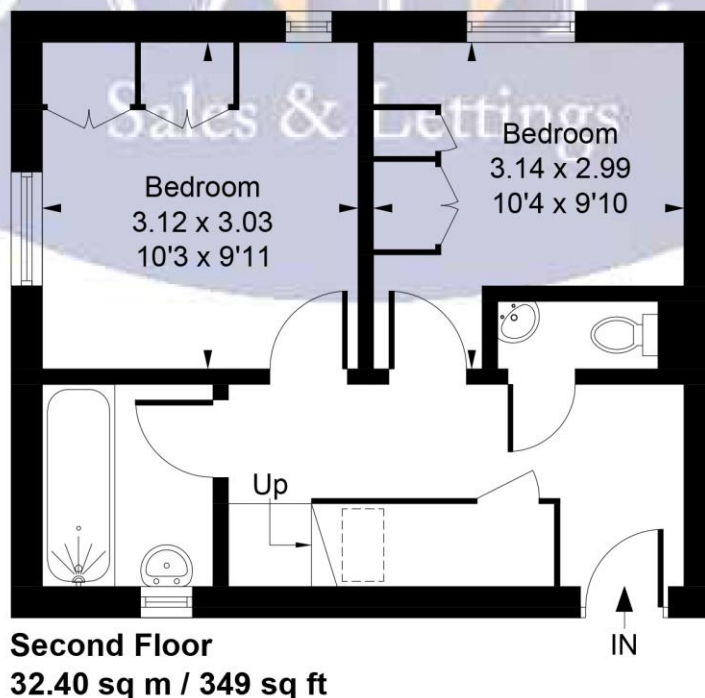
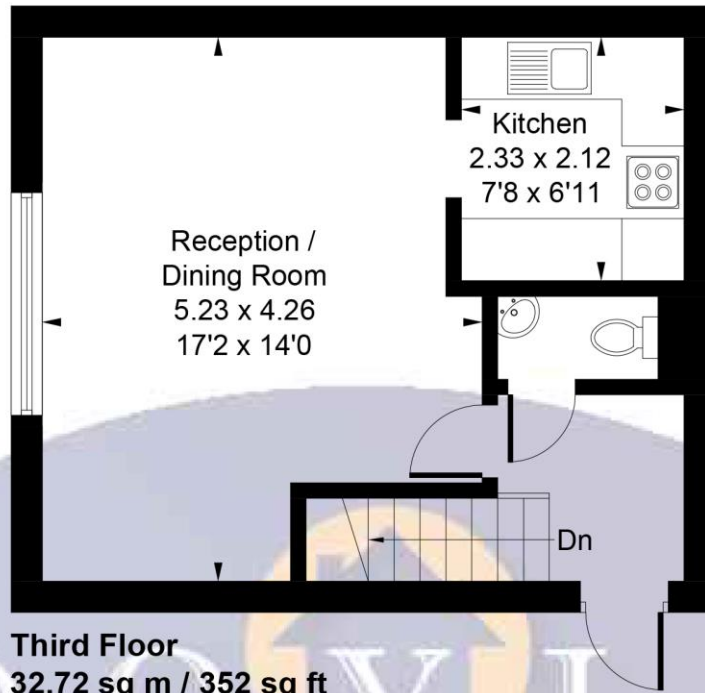
Approximate Gross Internal Area = 65.12 sq m / 701 sq ft

Reduced Headroom = 0.32 sq m / 3 sq ft

Total = 65.44 sq m / 704 sq ft



= Reduced headroom below 1.5m / 5'0



Reduced Headroom
0.32 sq m / 3 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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MAP



VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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EPC Rating C

