

KENNEDY ROAD, HANWELL



£430,000

An appealing mid-terrace property situated in this convenient location close to shops, schools, stations and the open green spaces of Brent Valley & Cuckoo Parks. The deceptively spacious property features 2 double bedrooms, a kitchen/breakfast room and a bright & airy separate reception room. Other benefits include the modern, first-floor family bathroom and a generous, southerly facing rear garden.

TUFFIN & WREN

Independent Estate Agents

Generous Reception Room



Kitchen/Breakfast Room



Kitchen - Alternative View



Bathroom



Further Information

For more details please call us on **020 8840 0993** or send an email to homes@tuffin-wren.co.uk.

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

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Independent Estate Agents



Kennedy Road, W7

CAPTURE DATE 22/02/2021 LASER SCAN POINTS 16,305,053

GROSS INTERNAL AREA

65.04 sqm / 700.08 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
65.04 sqm / 700.08 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
59.22 sqm / 637.44 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 62.38 sqm / 671.45 sqft
IPMS 3C RESIDENTIAL 59.73 sqm / 642.93 sqft

SPEC ID: 602bfd94fe5cfb0e3047cce3

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		