



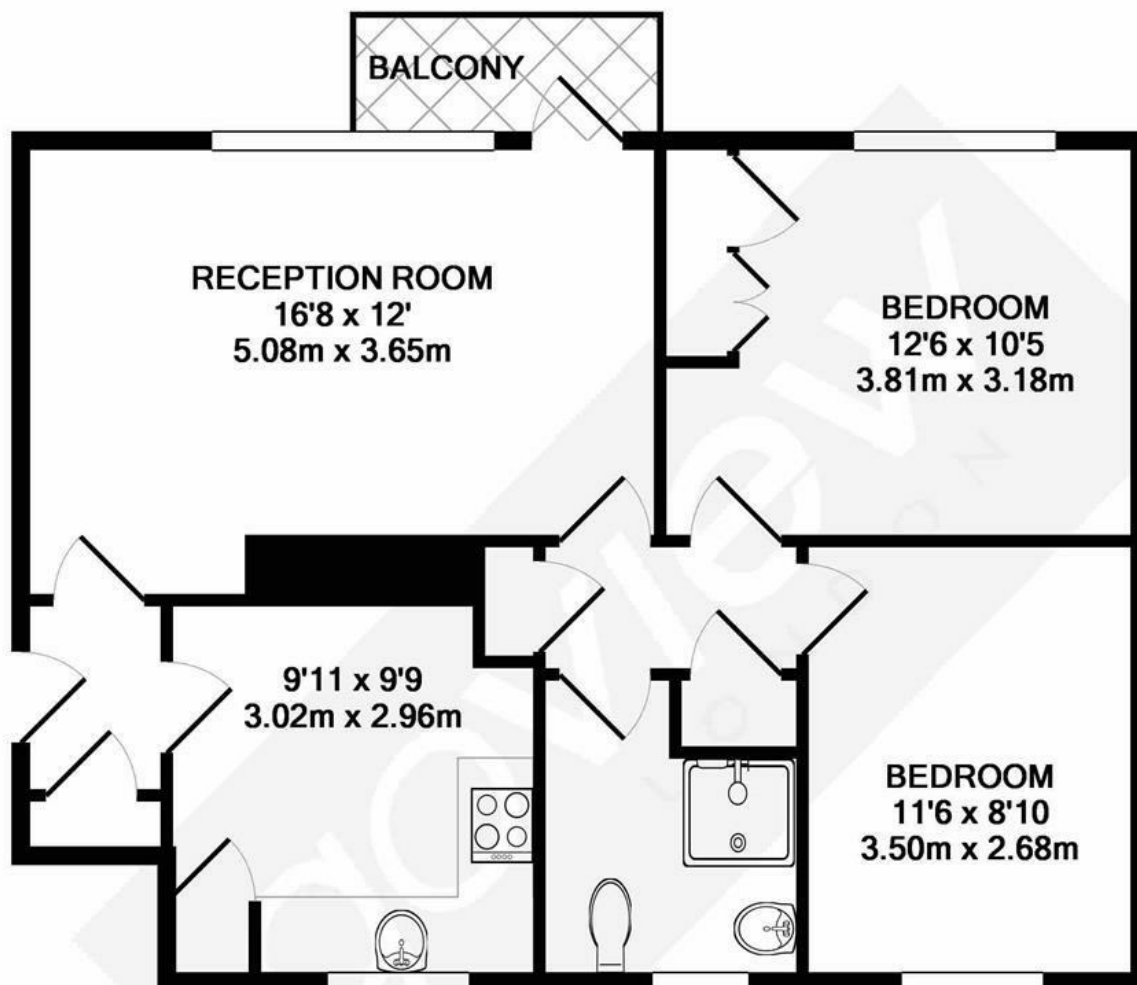
Clitherow Avenue, W7

A well-presented two double bedroom apartment situated on the top floor of this well-maintained residential block. The property is offered in excellent condition throughout, having been carefully maintained to a high standard, allowing a purchaser to move in immediately upon completion.

The accommodation briefly comprises two generous double bedrooms, a spacious reception room, a separate fitted kitchen, a private balcony providing versatile day-to-day living space, and a private garage. The apartment benefits from excellent natural light throughout, a long lease in excess of 900 years, and additional storage available within the loft.

£400,000

- Spacious top floor flat
- Two bedrooms
- Private balcony
- Secure garage
- Close to Boston Manor Road Station
- No chain
- Long lease, over 900 years
- Low maintenance fees
- Great condition throughout
- Large loft storage space available



TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.3 SQ.M.)

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. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	