

12 BRIERLEY COURT, CHURCH ROAD, HANWELL



£425,000

Set within beautifully maintained grounds, Tuffin & Wren are delighted to offer for sale this exceptionally spacious 'triple-aspect' apartment. Set on the upper (second) floor of a desirable & convenient purpose-built block, the property boasts a bright and spacious living & dining room together with a stylish, modern fitted kitchen just off of it, as well as 2 large double bedrooms and a luxurious 4pc bathroom. Other benefits include the wonderful communal gardens, garage and secure parking and superb parkland views!

TUFFIN & WREN

Independent Estate Agents

Garden View



Stylish Fitted Kitchen



Living/Dining - Alternative View



General View



View from Reception Room



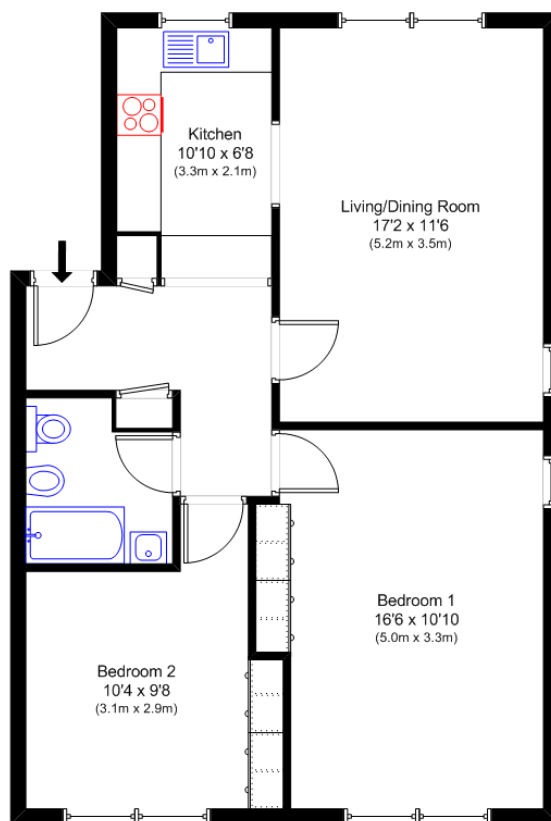
Further Information

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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Second Floor

Church Road, Hanwell W7

N.B. Not to Scale
(for illustration purposes only)

Approx Gross Internal Area:
690 sq ft (64 sq m)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	77
	58
England, Scotland & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	63
	36
England, Scotland & Wales	
EU Directive 2002/91/EC	