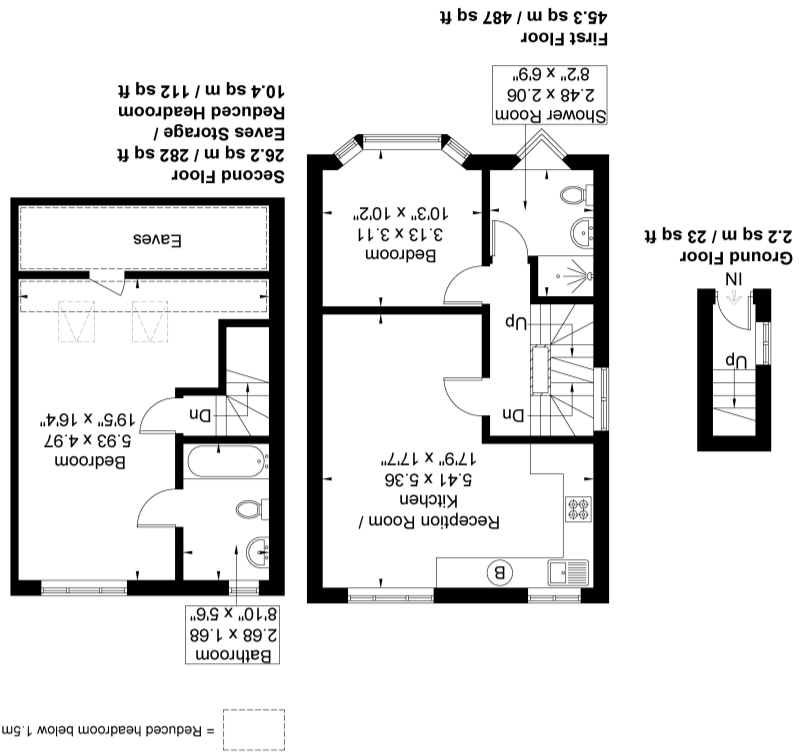


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	Current Potential
A (92+)	
B (81-91)	
C (69-80)	80
D (55-68)	80
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

Although every attempt has been made to ensure accuracy, all measurements are approximate. The floorplan is for illustrative purposes only and not to scale.
 © www.perspective.co.uk



Greenford Avenue
 Approximate Gross Internal Area = 73.7 sq m / 793 sq ft
 Eaves Storage / Reduced Headroom = 10.4 sq m / 112 sq ft
 Total = 84.1 sq m / 905 sq ft



366 First Floor, Greenford Avenue, Hanwell, London. W7 3DA.

£439,950

Located literally a 'stones throw' from a plethora of day to day shops, restaurants and transport is this larger than average converted split level first and second floor garden apartment.

The property was divided in recent years to provide a spacious , bright modern home with numerous benefits including a large private rear garden, two double bedrooms, gas central heating and all other modern conveniences. This property also comprises of a modern bathroom and an open plan kitchen/diner which leads through to the private garden.

There are multiple bus services on your door step into Ealing and Greenford Broadway's and to Hanwell Elizabeth line station as well as popular local schools including Mayfield, Hobbayne , Drayton Manor and Brentside.plit

Reception Room / Kitchen

17' 9" x 17' 7" (5.41m x 5.36m)

Bedroom 2

10' 3" x 10' 2" (3.12m x 3.10m) Front aspect double glazed bay window, radiator

Shower Room

Front aspect double glazed window, shower cubicle, low level WC< vanity wash hand basin, tiled walls and floor

Bedroom 1

19' 5" x 16' 4" (5.92m x 4.98m) Dual aspect double glazed windows, radiator, storage to eaves, spot lights

Bathroom

Rear aspect double glazed window, panel enclosed bath, low level WC, vanity wash hand basin, tiled walls and floor

