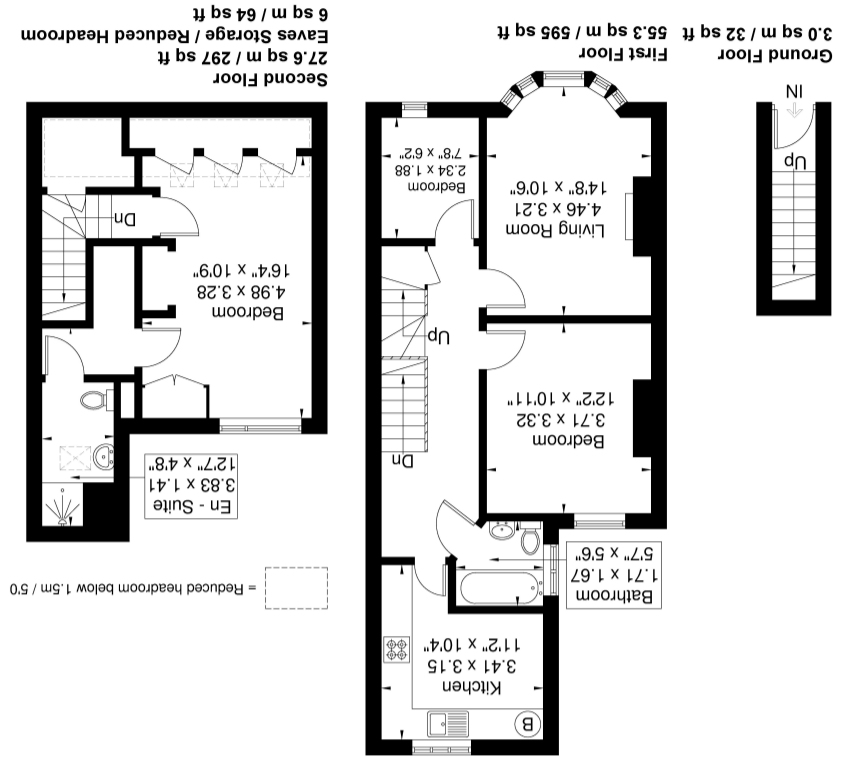


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	56
Potential	56

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 = 85.9 sq m / 924 sq ft  
 Eaves Storage / Reduced Headroom = 6 sq m / 64 sq ft  
 Total = 91.9 sq m / 988 sq ft



236A Greenford Avenue, London. W7 3QT.

£470,000



Offered to the market with no onward chain, is this spacious THREE bedroom converted flat. The property offers a wealth of accommodation over the two floors with two doubles and a single bedroom, the main having a useful ensuite. Nice size lounge and kitchen/breakfast room.

The property is situated a short walk to local shops and restaurants on the Greenford Avenue. Local schools Hobbayne Primary and Drayton Manor High are also within easy reach. As well as multiple bus routes and Hanwell Elizabeth Line Station also close by. The property comes with more benefits include a share of the freehold, gas central heating and double glazing. There is also some outside space to the front of the property.

#### Lounge

14' 8" x 10' 6" (4.47m x 3.20m) Front aspect double glazed window, radiator, feature fireplace

#### Bedroom 2

12' 10" x 10' 6" (3.91m x 3.20m) Rear aspect double glazed window, radiator

#### Bedroom 3

7' 8" x 6' 3" (2.34m x 1.91m) Front aspect double glazed window, radiator

#### Bathroom

Side aspect double glazed frosted window, panel enclosed bath with shower attachment, pedestal wash hand basin, low level WC, part tiled walls, spot lights, heated towel rail

#### Kitchen

11' 1" x 10' 4" (3.38m x 3.15m) Rear aspect double glazed window, range of eye and base level units with single drainer sink, gas hob with extractor over, plumbing and space for washing machine, wall mounted boiler, part tiled walls, laminate floor

#### Bedroom 1

Dual aspect double glazed windows to the front and rear, built in storage into the eaves and wardrobe, radiator, access to

