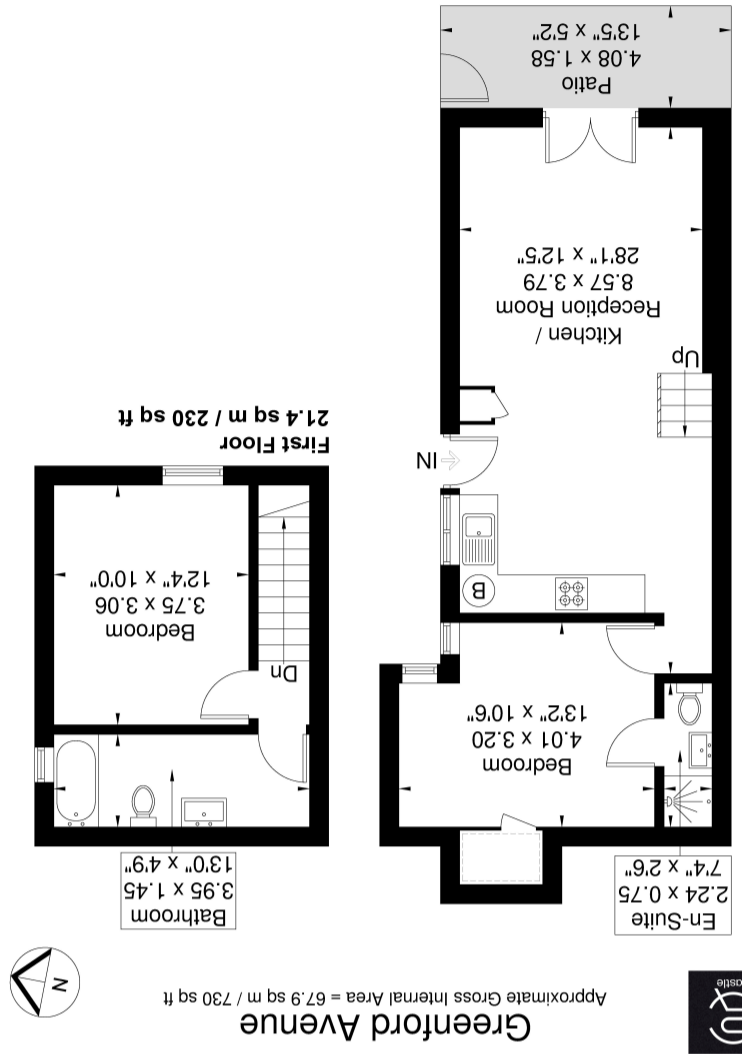


Energy Efficiency Rating	
Current	Potential
66	77
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

46.5 sq m / 500 sq ft
 Ground Floor
 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



65b Greenford Avenue, London. W7 1LL.

£399,950 Castle

Hidden away from the Greenford Avenue is this newly renovated two bedroom one with an en-suite, a newly fitted modern kitchen and bathroom, gas central heating and is also double glazed. There is even some small outdoor space provided. Its location means the local shops, restaurants and amenities are all on your doorstep as well as bus services and Hanwell Elizabeth Line station for direct access to Heathrow and Central London. The property also benefits from a long lease of over 100 years and is being sold with no onward chain.

Open Plan Reception & Kitchen

28' 1" x 12' 5" (8.56m x 3.78m) Multiple aspect double glazed windows and doors, two large skylights, laminate floor, vertical radiator, spot lights stairs to first floor.

Kitchen is a newly fitted modern kitchen with eye and base level units, and integrated Bosch appliances, a one and half bowl sink, integrated gas hob with oven to the side and extractor hood over, plumbing and space for washing machine and wall mounted boiler

Bedroom 2

13' 2" x 10' 6" (4.01m x 3.20m) Corner aspect double glazed window, radiator, storage cupboard, laminate floor, door to shower room en-suite

Bathroom

Side aspect double glazed frosted window, panel enclosed bath with shower attachment, vanity wash hand basin, lo level wc, tiled walls and floor, heated towel rail, spot lights

Bedroom 1

12' 4" x 10' 0" (3.76m x 3.05m) Rear aspect double glazed window, radiator

Garden

Decked patio area

