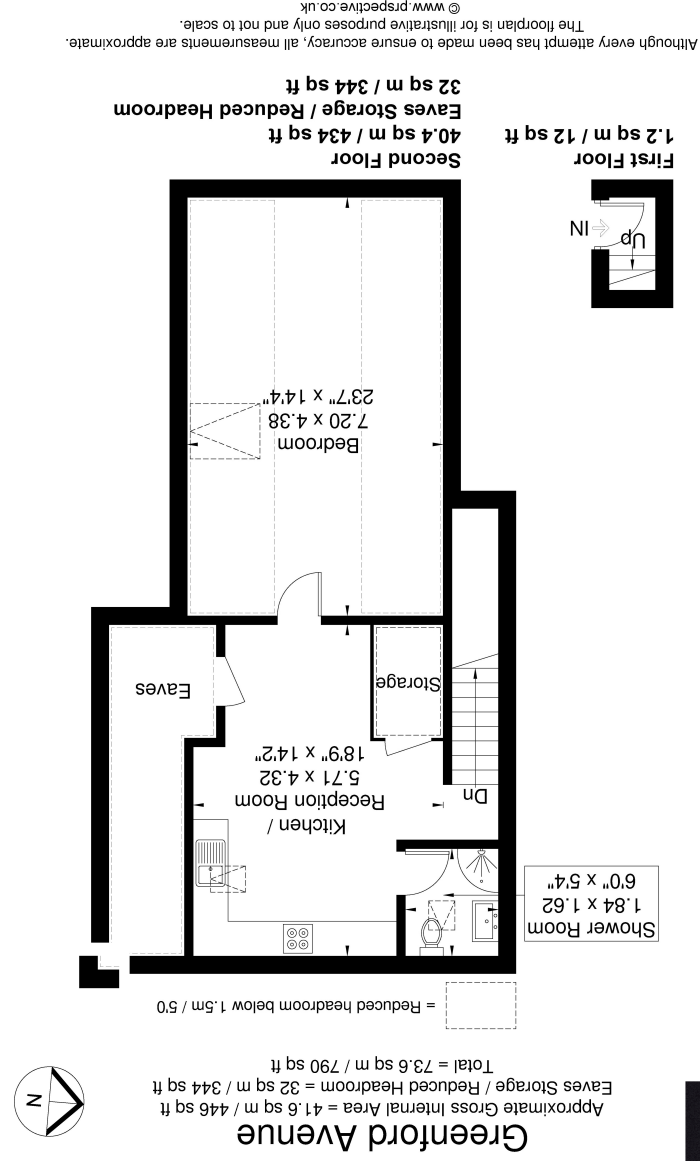


Energy Efficiency Rating	
Current	Potential
78	78

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

EU Directive 2002/91/EC
 England, Scotland & Wales



72d Greenford Avenue, London. W7 3QS.

£285,000

Offered to the market with no onward chain. This top floor compact one bedroom flat is located in the heart of the Greenford Avenue in Hanwell with its multiple shops, restaurants and bus routes. Also a short walk is Hanwell Elizabeth Line Station and the popular 'Bunny Park' and other open green spaces including Brent Valley Golf Course.

The flat itself is bright and well presented with a modern fitted kitchen, double glazed velux windows and gas central heated. Making the property an ideal first time buy or investment.

Any interested parties should contact ourselves the Sole Agents.

Open Plan Kitchen / Reception

18' 9" x 14' 2" (5.71m x 4.32m) Front aspect double glazed velux windows, range of eye and base level modern units with single drainer sink, electric hob with oven under and extractor over, storage to eaves, laminate floor, radiator

Shower Room

Double glazed velux window, shower cubicle, low level WC, pedestal wash hand basin

Bedroom

23' 7" x 14' 1" (7.19m x 4.29m) Front aspect velux double glazed window, radiator

