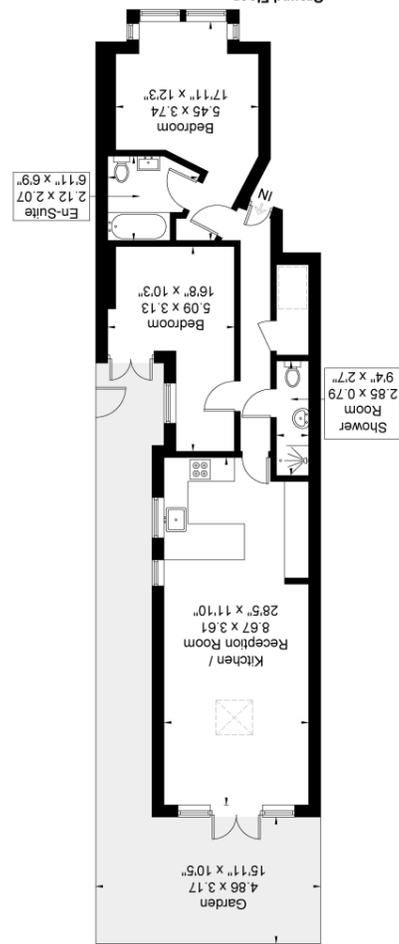


Ground Floor
 Although every attempt has been made to ensure accuracy, all measurements are approximate.
 The floorplan is for illustrative purposes only and not to scale.
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Greenford Avenue
 Approximate Gross Internal Area = 72 sq m / 775 sq ft



34 Flat 1, Greenford Avenue, London. W7 3QP.

£535,000

The bright and spacious apartments have been finished to a high standard throughout and come with all the expectant benefits of a new modern conversion. The kitchen comes with integrated fridge/freezer, dishwasher and washing with Bosch induction hob with oven under and extractor hood over. This opens up onto the living space with wood floor providing a fantastic space to relax or alternatively to entertain. Both bedrooms are carpeted and the apartment also comes with a private rear garden. The flat also benefits from a Share of Freehold with a 999 year lease.

The location upshot is local day to day shops, restaurants and coffee shops all on your doorstep and with multiple transport links including various bus links into Ealing Broadway. Hanwell Elizabeth Line Station is less than 250 meters away and will offer high speed services to central London. Arrive to Heathrow in 13 minutes, Paddington in 12 minutes and Bond Street in 25 minutes.

Open Plan Reception / Kitchen

28' 5" x 11' 10" (8.66m x 3.61m) Dual aspect double glazed windows with French doors onto garden, wide range of eye and base level modern units with integrated appliances including fridge freezer, dishwasher and washing machine. Bosch Induction hob with oven under and extractor hood over, single basin sink, opening onto reception with wood floor, tv and internet points

Bedroom 1

17' 11" x 12' 3" (5.46m x 3.73m) Front aspect double glazed bay window, radiator, carpeted, door to en suite

En Suite

Panel enclosed bath with shower, vanity hand wash basin, low level WC, extractor, heated towel rail

Bedroom 2

16' 8" x 10' 3" (5.08m x 3.12m) Rear aspect french doors to garden, radiator, carpeted

Shower Room

Shower cubicle, vanity wash hand basin, low level WC

