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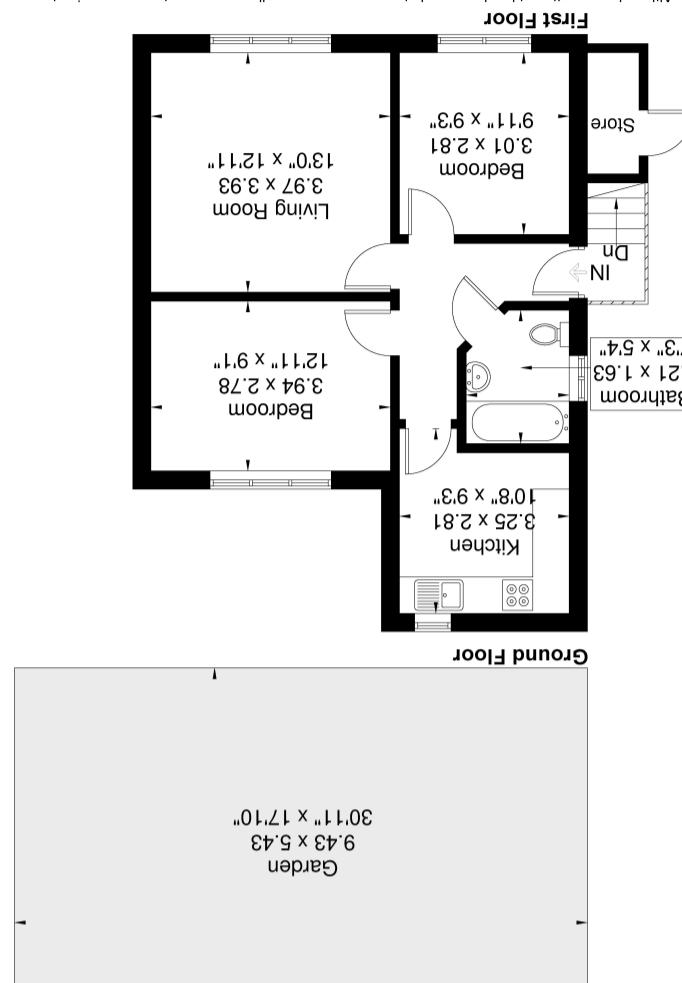
25 Greenford Avenue, London, W7 1LP

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(81-88)	(74)
(69-80)	(61-70)
(55-68)	(51-60)
(39-54)	(31-40)
(21-38)	(16-20)
F	G

Not energy efficient - higher running costs
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The floorplan is for illustrative purposes only and not to scale.

Although every attempt has been made to ensure accuracy, all measurements are approximate.



Approximate Gross Internal Area = 55.4 sq m / 596 sq ft
Store = 1.8 sq m / 19 sq ft
Total = 57.2 sq m / 615 sq ft



25a Browning Avenue, London. W7 1EW.

£399,950

This well-proportioned first floor apartment offers bright, practical living space with the added benefit of a private garden. The property is accessed via its own entrance and provides a generous reception room with ample space for both living and dining furniture, enjoying good natural light and a pleasant outlook. The separate kitchen is well laid out with a range of fitted units, worktop space and room for appliances, making it functional for everyday use.

There are two bedrooms, including a comfortable main double bedroom and a second bedroom ideal as a child's room, home office or guest room. The bathroom is neatly finished and fitted with a white suite. Externally, the property benefits from a private rear garden, offering valuable outdoor space rarely found with apartments of this type – ideal for relaxing, entertaining or gardening. Additional storage is provided, enhancing the practicality of the layout.

The property also enjoys open views across neighbouring allotments, creating a surprisingly peaceful outlook where it's easy to forget you are in London at all. This green aspect provides a real sense of space and privacy, offering a calmer, more rural feel while still being well connected to the capital — a rare and appealing combination for buyers seeking tranquillity without compromise.

The property is conveniently located close to Greenford Avenue, offering easy access to a wide range of local shops, cafés and everyday amenities, along with frequent bus routes connecting to Hanwell, Greenford and Ealing. Hanwell Elizabeth Line Station is within easy reach, providing fast and direct services into Ealing Broadway, Paddington, Bond Street, Tottenham Court Road, Canary Wharf and Stratford, making this an excellent location for commuters working across Central and East London.

Reception

13' 0" x 12' 11" (3.96m x 3.94m)

Kitchen

10' 8" x 9' 3" (3.25m x 2.82m)

Bedroom

12' 11" x 9' 1" (3.94m x 2.77m)

Bedroom

9' 11" x 9' 3" (3.02m x 2.82m)

Bathroom

7' 3" x 5' 4" (2.21m x 1.63m)

