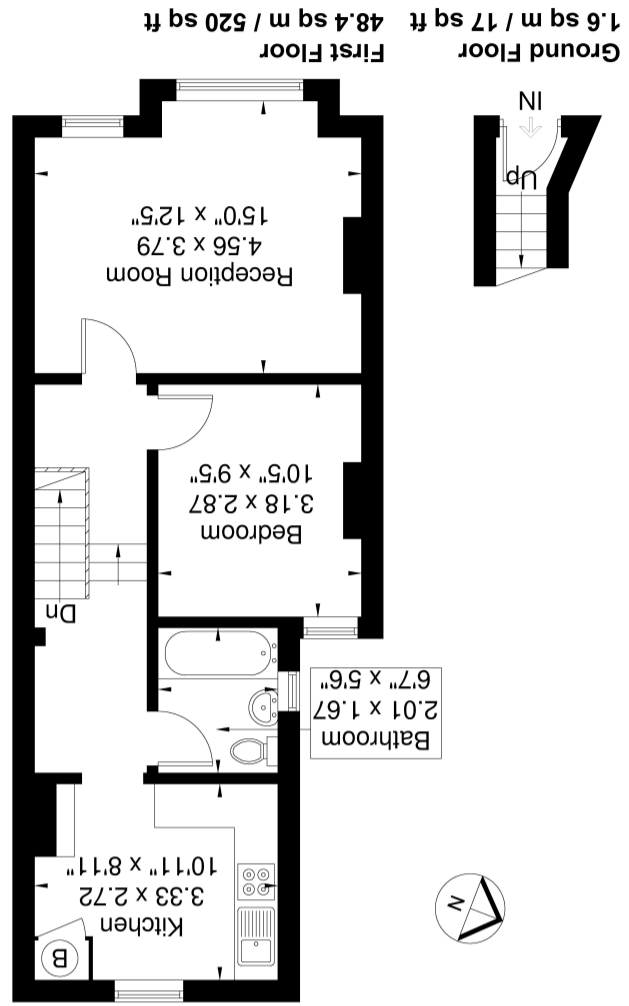


Energy Efficiency Rating	
Current	Potential
58	66
Very energy efficient - lower running costs A (92+) B (81-91) C (69-80)	
Not energy efficient - higher running costs D (55-68) E (39-54) F (21-38) G (1-20)	

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

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 = 50 sq m / 537 sq ft



161 Greenford Avenue, London. W7 1HA.

£290,000

Castle Residential are delighted to present this 1st Floor Flat – Excellent Location Near Hanwell Station (Elizabeth Line). Located in the heart of Hanwell on popular Greenford Avenue, one bedroom flat is offered to the market with no onward chain. Just moments from Hanwell Station (Elizabeth Line). The property offers fantastic transport links into Central London, Paddington, and Heathrow, making it ideal for commuters and investors alike.

The accommodation comprises a well-proportioned bedroom, a separate kitchen, bathroom, and a bright living area. With local shops, restaurants, and multiple bus routes all on your doorstep, this flat is well positioned for convenience and connectivity.

Kitchen

10' 11" x 8' 11" (3.33m x 2.72m) Rear aspect double glazed window, range of eye and base level units with integral stainless steel single drainer sink and breakfast bar, gas cooker point, wall mounted boiler, radiator, laminate floor

Bathroom

Side aspect double glazed frosted window, panel enclosed bath, pedestal wash hand basin, low level wc, spot lights, part tiled walls

Reception

12' 4" x 10' 8" (3.76m x 3.25m) Two front aspect double glazed windows one into a large bay, laminate floor, radiator

Bedroom

10' 6" x 9' 5" (3.20m x 2.87m) Rear aspect double glazed window, radiator

