

Energy Efficiency Rating	
Current	Potential
69	75

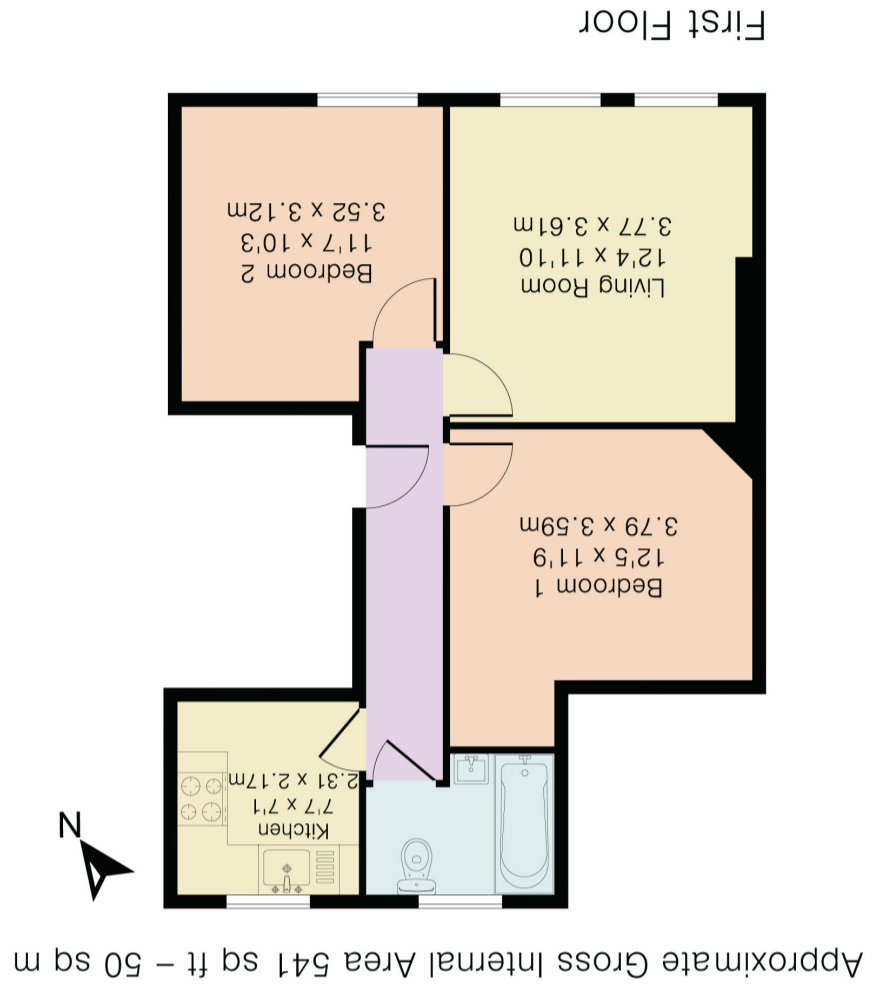
Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	C (69-80)
F (21-38)	B (81-91)
G (1-20)	A (92+)

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



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

PINK PLAN



350A Greenford Avenue, London. W7 3DA.

£350,000

Newly renovated first floor two double bedroom apartment offering fresh and spacious accommodation throughout, including new windows, radiators, kitchen, bathroom suite and flooring throughout.

The benefits do not end there with the property being sold with no chain and a lease of 999 years. It is also conveniently located, with amenities literally on your doorstep including day to day shops, restaurants and supermarket. Multiple bus links are also there with Hanwell Elizabeth Line station, just a short 15 minute walk away. With popular schools in the vicinity both primary and secondary, this flat is an ideal choice for families. An all round ideal purchase for an owner occupier or buy to let investor.

#### Reception

12' 4" x 11' 10" (3.76m x 3.61m) Front aspect double glazed windows, radiator

#### Kitchen

7' 7" x 7' 1" (2.31m x 2.16m) Rear aspect double glazed windows, range of eye and base level newly fitted units with gas hob and oven under and extractor hood over, single drainer sink with mixer tap, wall mounted boiler, radiator

#### Bedroom 1

12' 5" x 11' 9" (3.78m x 3.58m) Rear aspect double glazed windows, radiator

#### Bedroom 2

11' 7" x 10' 3" (3.53m x 3.12m) Front aspect double glazed windows, radiator

#### Bathroom

Rear aspect double glazed windows, new suite and tiles consisting of panel enclosed bath with shower, low level WC, wall mounted vanity unit, towel radiator

