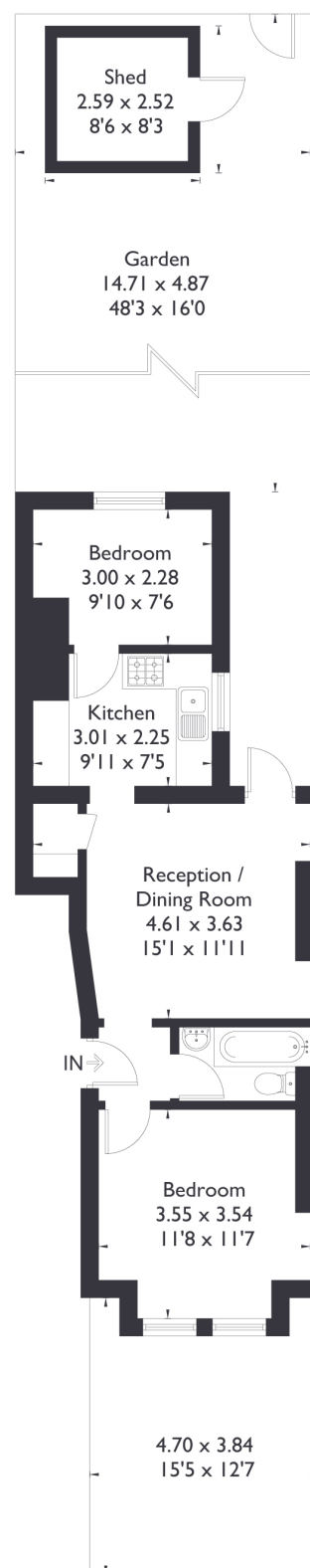


## Greenford Avenue, W7

Approximate Floor Area = 47.1 sq m / 507 sq ft (Excluding Shed)



Ground Floor



### 2 BEDROOM FLAT

## Greenford Avenue, W7

£399,000

Welcome to this charming two-bedroom, one-bathroom ground floor flat located in the heart of Hanwell.

This well-presented home features a spacious reception room, a separate kitchen, and the added benefit of a private garden—perfect for relaxing or entertaining. Ideally situated on Greenford Avenue, the property offers convenient access to local shops, cafes, and excellent transport links, including Hanwell Station on the Elizabeth Line for fast connections into Central London.

### FEATURES

- Two Bedrooms
- One Bathroom
- Separate Kitchen/ Living
- Private Garden & Driveway Parking
- Hanwell Station (Elizabeth Line)
- Greenford Avenue Amenities
- Hobbayne Primary School Catchment/Drayton High School
- EPC Rating C.





2 BEDROOM FLAT

# Greenford Avenue, W7 £399,000

Families will appreciate being within the catchment area for the highly regarded Drayton Manor High School and Hobbayne Primary School.

This flat presents a fantastic opportunity for first-time buyers, investors, or those looking to settle into a vibrant and well-connected neighbourhood.

EPC Rating C.

