



168 Greenford Avenue, London. W7 3QT.

£435,000

Situated at the heart of the Greenford Avenue, we are pleased to offer to the market this first floor period conversion. Its location means a short walk to shops and restaurants, as well as multiple bus routes and a short walk to Hanwell Station (New Elizabeth Line/Crossrail) providing access to Paddington and Heathrow. The flat itself is well presented and further benefits from double glazing throughout, gas central heating a long lease and the potential to extend (subject to usual conditions).

Conveniently located for the frequent and varied bus links on Greenford Avenue for direct access to Ealing and Greenford, Hanwell Station (Elizabeth Line/Crossrail), Hobbayne primary and Drayton Manor high schools, the popular 'Bunny ' park and Brent Valley golf club.

#### Reception

13' 3" x 12' 5" (4.04m x 3.78m) Front aspect double glazed bay window, feature fireplace surround, radiator

#### Bedroom 1

12' 1" x 10' 10" (3.68m x 3.30m) Rear aspect double glazed window, radiator

#### Bedroom 2

11' 9" x 9' 11" (3.58m x 3.02m) Two rear aspect double glazed windows, radiator, storage

#### Bedroom 3

11' 0" x 6' 0" (3.35m x 1.83m) Front aspect double glazed window, radiator

#### Kitchen

9' 2" x 8' 0" (2.79m x 2.44m) Side aspect double glazed window, range of eye and base level units gas hob with oven under and extractor hood over, tiled floor, stairs leading to the garden

#### Shower Room

Side aspect double glazed frosted window, shower cubicle, low level wc, wash hand basin, tiled walls and floor

