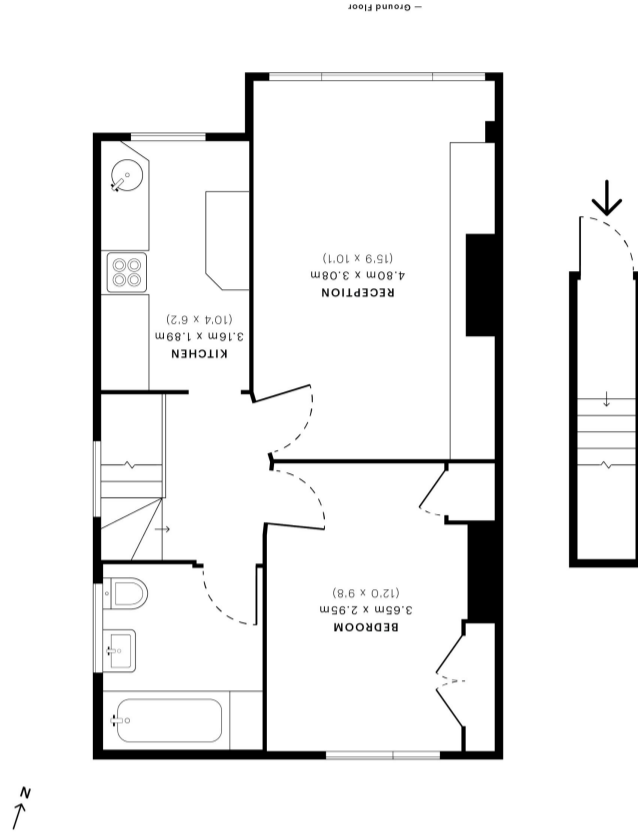


Specified floor plans are produced in accordance with the RICS Property Measurement Standards. Floor and garden areas are illustrated only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

RICS Property Measurement Standard  
 Verified by spec



Beresford Avenue, W7  
 CAPTURE DATE: 10/08/2022 | LASER SCAN POINTS: 22,135,091  
 GROSS INTERNAL AREA: 43.62 sqm / 469.52 sqft



101 First Floor Beresford Avenue, Hanwell, LONDON.  
 W7 3AJ. £325,000



Very well located first floor one bedroom flat with the added benefit of having the potential to extending into the loft (subject to usual planning permissions) and is ideally located just off the Greenford Avenue close to local day to day shops, restaurants, doctors and dentist. Transport links are fantastic with multiple bus routes and Hanwell Station part of the brand new Elizabeth Line all taking you into Ealing Broadway and in and out of central London. Also close by are the many green open spaces including Brent Lodge Zoo and Brent Valley golf course. Other benefits include a chain free sale and a new lease.

### Lounge (Reception)

4.80m x 3.08m (15' 9" x 10' 1") Double glazed bay window, radiator, fitted storage

### Bedroom

3.65m x 2.95m (12' 0" x 9' 8") Rear aspect double glazed window, radiator, fitted wardrobe

### Kitchen

3.16m x 1.89m (10' 4" x 6' 2") Front aspect double glazed window, range of eye and base level units with stainless steel single drainer sink, gas cooker point, plumbing and space for washing machine, wall mounted combi boiler

### Bathroom

Side aspect window, panel enclosed bath, low level WC, pedestal wash hand basin, tiled walls, radiator

