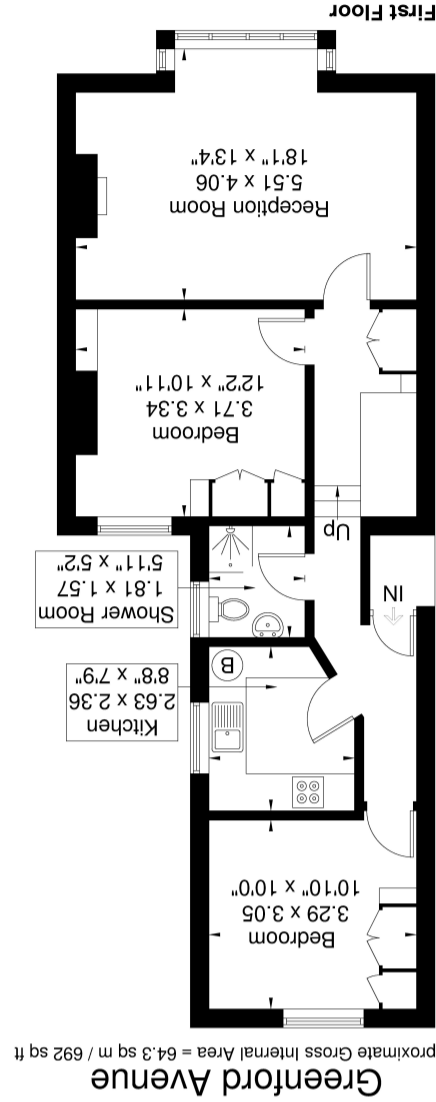


Energy Efficiency Rating	
Current	Potential
74	60
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

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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53a Greenford Avenue, London. W7 1LL.

£425,000

Castle Residential are pleased to offer to the market this exceptionally presented two bedroom first floor apartment, located within a short walk to Hanwell Elizabeth Line Station. The property comes with a long list of benefits including a share of the freehold, potential to extend into the loft (subject to planning) and is being sold with no onward chain.

The property currently consists of two double bedrooms, a large reception, fitted separate kitchen and shower room. Its placement results in day to day shops, mini supermarkets local coffee shops, bakeries and restaurants all 'on your doorstep'.

Lounge

18' 1" x 13' 4" (5.51m x 4.06m) Front aspect double glazed bay window, feature fireplace, radiator

Kitchen

8' 8" x 7' 9" (2.64m x 2.36m) Side aspect double glazed window, range of eye and base level units with electric hob, oven under adn extractor hood over, plumbing and space for washing machine, wall mounted boiler, extractor fan

Shower Room

Side aspect double glazed frosted window, shower cubicle, low level WC, pedestal wash hand basin, tiled floor

Bedroom 1

12' 2" x 10' 11" (3.71m x 3.33m) Rear aspect double glazed window, radiator, fitted wardrobes

Bedroom 2

