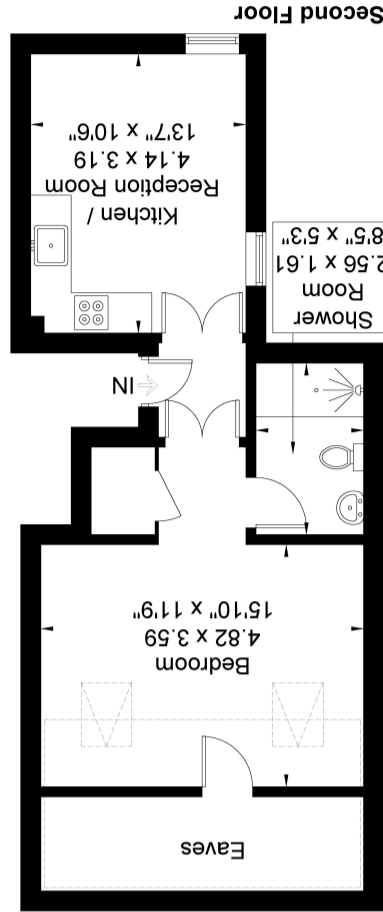


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 The floorplan is for illustrative purposes only and not to scale.  
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Greenford Avenue  
 Approximate Gross Internal Area = 36 sq m / 387 sq ft  
 Eaves / Reduced Headroom = 12.2 sq m / 131 sq ft  
 Total = 48.2 sq m / 518 sq ft  
 = Reduced headroom below 1.5m / 5'0"



34 Flat 3, Greenford Avenue, London. W7 3QP.

£325,000

Castle Residential are excited to offer a newly built one bedroom conversion apartment finished to a high standard. The apartment boasts a large bedroom with plenty of storage space and carpet flooring. The open plan living room and kitchen which includes, integrated fridge freezer and washing machine, Bosch induction hob and oven as well as wood flooring which opens up to the living room, allows it to be a perfect area to relax. The flat also benefits from a Share of Freehold and a lease of 999 years.

The location upshot is local day to day shops, restaurants and coffee shops all on your doorstep and with multiple transport links including various bus links into Ealing Broadway. Hanwell Elizabeth Line Station is less than 250 meters away and will offer high speed services to central London. Arrive to Heathrow in 13 minutes, Paddington in 12 minutes and Bond Street in 25 minutes.

## Kitchen/Reception

4.14m x 3.19m (13' 7" x 10' 6") Dual aspect double glazed windows, wide range of eye and base level modern units with integrated appliances including fridge freezer and washing machine. Bosch Induction hob with oven under and extractor hood over, single basin sink, opening onto reception with wood floor, tv and internet points

## Shower Room

2.56m x 1.61m (8' 5" x 5' 3") Shower cubicle, low level WC, vanity wash hand basin, extractor hood, part tiled

## Bedroom

4.82m x 3.59m (15' 10" x 11' 9") Two front aspect velux windows, radiator, storage into eaves

