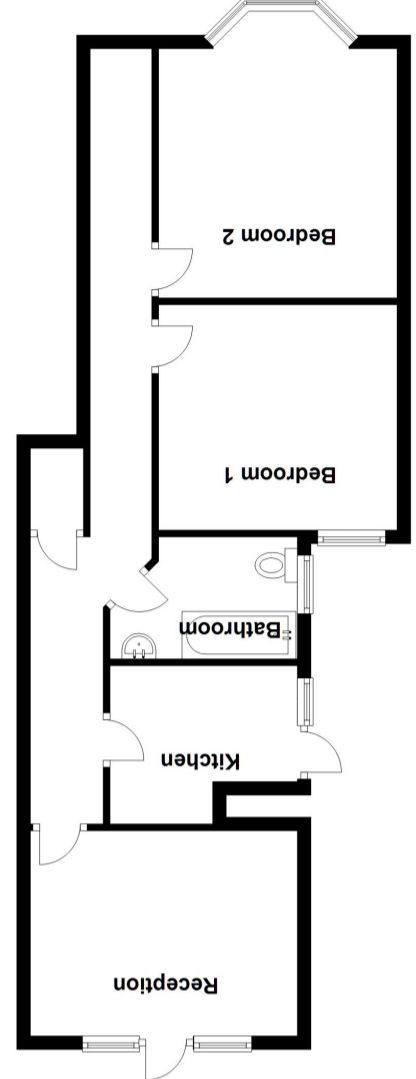


Energy Efficiency Rating	
Current	Potential
77	67

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92 to 100)	G (1 to 20)
B (81 to 91)	F (21 to 38)
C (69 to 80)	E (39 to 54)
D (55 to 68)	

EU Directive 2002/91/EC
 England, Wales & N.Ireland

Total area: approx. 61.9 sq. metres (666.2 sq. feet)



Ground Floor
 Approx. 61.9 sq. metres (666.2 sq. feet)



148 Greenford Avenue, London. W7 3QT.

£395,000

Situated at the heart of the Greenford Avenue, we are pleased to offer to the market this two bedroom ground floor purpose built period maisonette. Its location means a short walk to shops and restaurants, as well as multiple bus routes and a short walk to Hanwell train station (providing access to Paddington and Heathrow) with the forthcoming Elizabeth Line. The flat itself is newly refurbished with a new kitchen and bathroom fitted. There are three good sized rooms offering flexible accommodation and a west facing rear garden. Further benefits include double glazing throughout, gas central heating.

Bedroom 1

13' 0" x 11' 5" (3.96m x 3.48m) 12' 4" x 10' 8" (3.76m x 3.25m) Front aspect double glazed window into a large bay, radiator

Bedroom 2

11' 5" x 10' 11" (3.48m x 3.33m) Rear aspect double glazed window, radiator

Bathroom

Side aspect double glazed frosted window, Newly fitted suite consisting of panel enclosed bath, pedestal wash hand basin, low level wc, part tiled walls

Kitchen

9' 2" x 7' 5" (2.79m x 2.26m) 10' 11" x 8' 11" (3.33m x 2.72m) Side aspect double glazed window and door to garden, newly fitted kitchen range of eye and base level units with integral stainless steel single drainer sink and breakfast bar, electric oven under hob with extractor over, laminate floor

Reception

12' 5" x 9' 11" (3.78m x 3.02m) Rear aspect double glazed window and door to garden

Garden

West facing mainly laid to lawn

