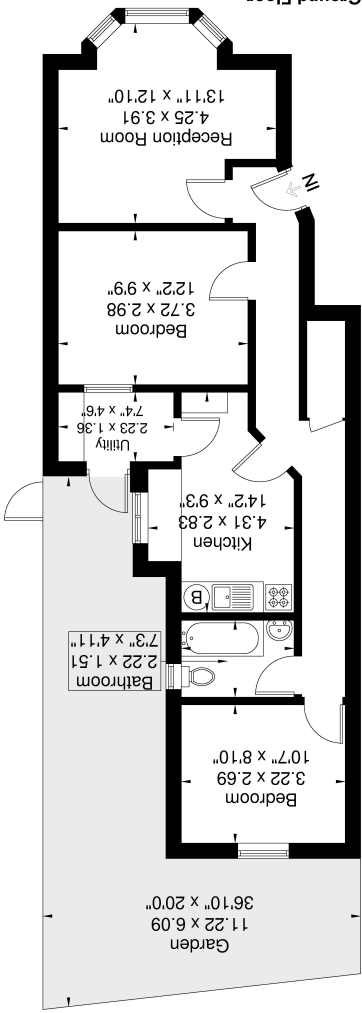


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
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Greenford Avenue  
Approximate Gross Internal Area = 64.3 sq m / 692 sq ft



18 Greenford Avenue, London. W7 3QP.

£410,000



Two Bedroom Ground Floor Garden Flat – Excellent Location Near Hanwell Station (Elizabeth Line) – No Onward Chain. Located in the heart of Hanwell on popular Greenford Avenue, this two double bedroom ground floor maisonette is offered to the market with no onward chain. Just moments from Hanwell Station (Elizabeth Line). The property offers fantastic transport links into Central London, Paddington, and Heathrow, making it ideal for commuters and investors alike.

The accommodation comprises two well-proportioned bedrooms, a separate kitchen, bathroom, and a bright living area. The property also benefits from a private rear garden a perfect private outdoor space. With local shops, restaurants, and multiple bus routes all on your doorstep, this flat is well positioned for convenience and connectivity.

**Reception Room**

4.25m x 3.91m (13' 11" x 12' 10") Large front aspect double glazed windows, radiator.

**Kitchen**

4.31m x 2.83m (14' 2" x 9' 3") Side aspect double glazed window, door to utility, boiler, sink, space for fridge, space for dishwasher.

**Utility**

2.23m x 1.36m (7' 4" x 4' 6") Rear aspect double glazed window, door to garden, space for washer, space for dryer.

**Bathroom**

2.22m x 1.51m (7' 3" x 4' 11") Side aspect double glazed window, bath with shower, toilet, sink, heated towel rail.

**Bedroom 1**

3.22m x 2.69m (10' 7" x 8' 10") Rear aspect double glazed window, radiator.

**Bedroom 2**

3.72m x 2.98m (12' 2" x 9' 9") Side aspect double glazed window, radiator.

**Garden**

11.22m x 6.09m (36' 10" x 20' 0") Paved, shed.

