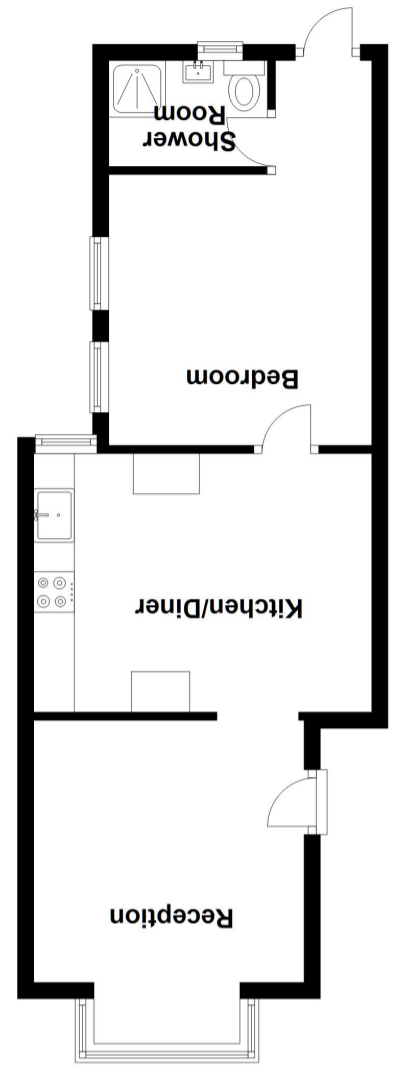


Energy Efficiency Rating	
Current	Potential
73	61
Very energy efficient - lower running costs A (92 to 100) B (81 to 91) C (69 to 80) D (55 to 68) E (39 to 54) F (21 to 38) G (1 to 20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Wales & N.Ireland	

Total area: approx. 40.8 sq. metres (439.6 sq. feet)



Ground Floor
 Approx. 40.8 sq. metres (439.6 sq. feet)



173a Greenford Avenue, London. W7 1HA.



This ground floor period conversion is located within a 'stones throw' of local shops, restaurants and cafe's provided by the Greenford Avenue. The is also multiple bus routes into Ealing Broadway and a short walk to Hanwell station providing access into Paddington and further in future with the forthcoming Elizabeth line.

The property has been updated in recent years to provide a a modern large kitchen / diner and also benefits from a fantastic sized private rear garden, offering valuable outdoor space. Also the property is double glazed and gas central heated.

Reception

12' 2" x 10' 11" (3.71m x 3.33m) Large front aspect double glazed bay window, radiator

Kitchen / Diner

11' 10" x 10' 6" (3.61m x 3.20m) Range of eye and base level modern units with gas hob with oven and microwave to the side, single drainer sink, wall mounted boiler, plumbing and space for washing machine, radiator, rear aspect double glazed window

Bedroom

10' 11" x 10' 2" (3.33m x 3.10m) Two side aspect double glazed windows, raditor

Shower Room

Rear aspect double glazed frosted window, shower cubicle, vanity wash hand basin, low level WC, heated towel rail

Garden

Private mainly paved

