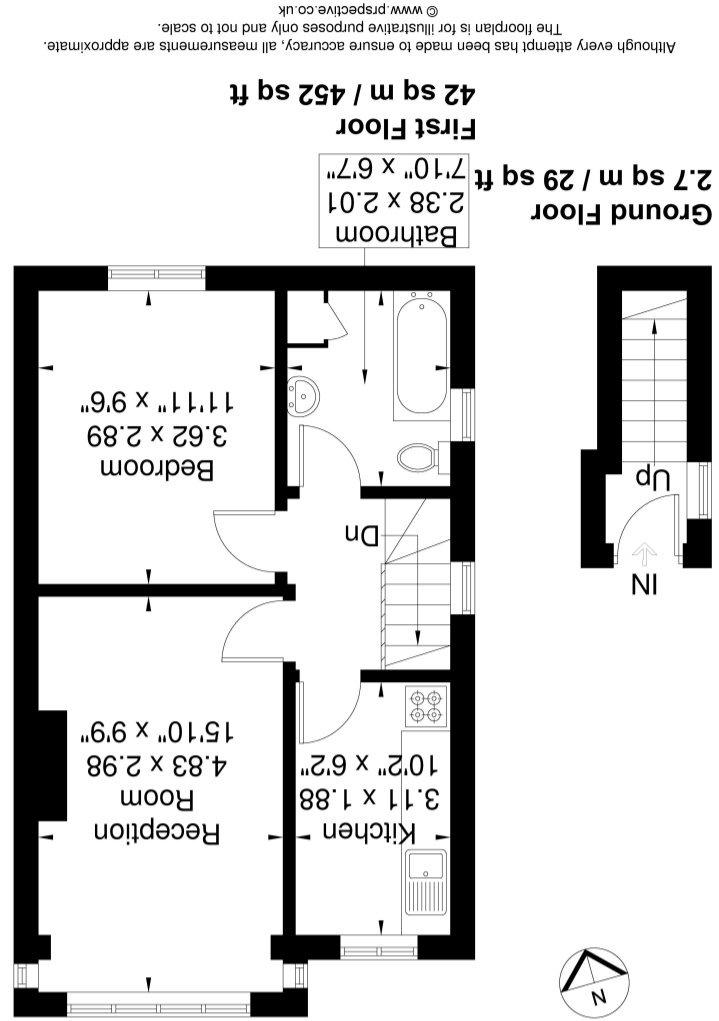


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	72
Potential	78



Beechmount Avenue
 Approximate Gross Internal Area = 44.7 sq m / 481 sq ft



110a Beechmount Avenue, London. W7 3AQ.

£300,000

One bedroom first floor flat located on a popular residential road just off the Greenford Avenue. This house located a short walk from multiple bus services, day to day shops on the Greenford Avenue as well as its restaurants. Hanwell Station part of the new Elizabeth Line is also in the area and can be walked. The property boasts a large double bedroom, separate lounge, fully fitted kitchen and tiled bathroom. The property has the potential to potential extend further into the loft (subject to planning permission) and is also to be sold with a share of freehold.

Reception

15' 10" x 9' 9" (4.83m x 2.97m) Large front aspect double glazed bay window, radiator, spot lights

Kitchen

10' 2" x 6' 2" (3.10m x 1.88m) Front aspect double glazed window, range of eye an base level units, gas cooker point, plumbing and space for washing machine, single drainer sink

Bedroom

11' 11" x 9' 6" (3.63m x 2.90m) Rear aspect double glazed window, radiator

Bathroom

Side aspect double glazed window, panel enclosed bath with shower, low level, WC, pedestal wash hand basin, radiator, cupboard housing boiler

