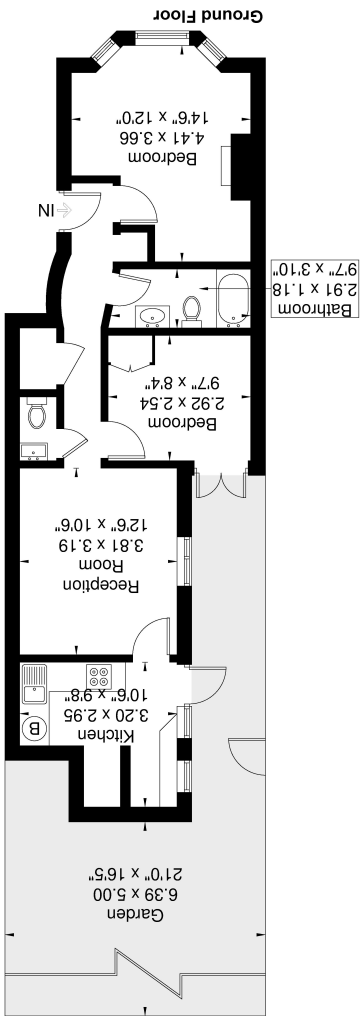


Although every attempt has been made to ensure accuracy, all measurements are approximate.
The floorplan is for illustrative purposes only and not to scale.
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Greenford Avenue
Approximate Gross Internal Area = 53.9 sq m / 580 sq ft



212 Greenford Avenue, London. W7 3QT.

£450,000



This ground floor two bedroom property has been converted from a hall adjoining period home and come with a long list of benefit. To name but a few, they include a good sized private rear garden with direct access from the kitchen, two good sized bedrooms, valuable off street parking to the front and is being sold with a share of the buildings freehold.

The property also takes advantage of being located within easy reach of Hanwell Elizabeth Line Station providing access into The City, Paddington, Heathrow Airport and beyond! Also close to hand are excellent bus links & local day to day shops.

Bedroom 1

14' 6" x 12' 0" (4.42m x 3.66m) Front aspect double glazed bay window, radiator, fitted storage , fitted fireplace

Bathroom

Panel enclosed bath with shower, low level WC, vanity hand wash basin, radiator, extractor fan, tiled

Bedroom 2

9' 7" x 8' 4" (2.92m x 2.54m) Rear aspect double glazed window, radiator

Reception

12' 6" x 10' 6" (3.81m x 3.20m) Side aspect double glazed window, wood floor, radiator

Kitchen

10' 6" x 9' 8" (3.20m x 2.95m) Side aspect double glazed window and door to garden, range of eye and base level units with wooden worktop and breakfast bar, electric hob with oven under and extractor hood over, one and half bowl sink, plumbing and space for washing machine, tiled floor, wall mounted boiler,

Garden

Decked and block paved areas with mature shrubs and trees, side access to front , brick built BBQ

