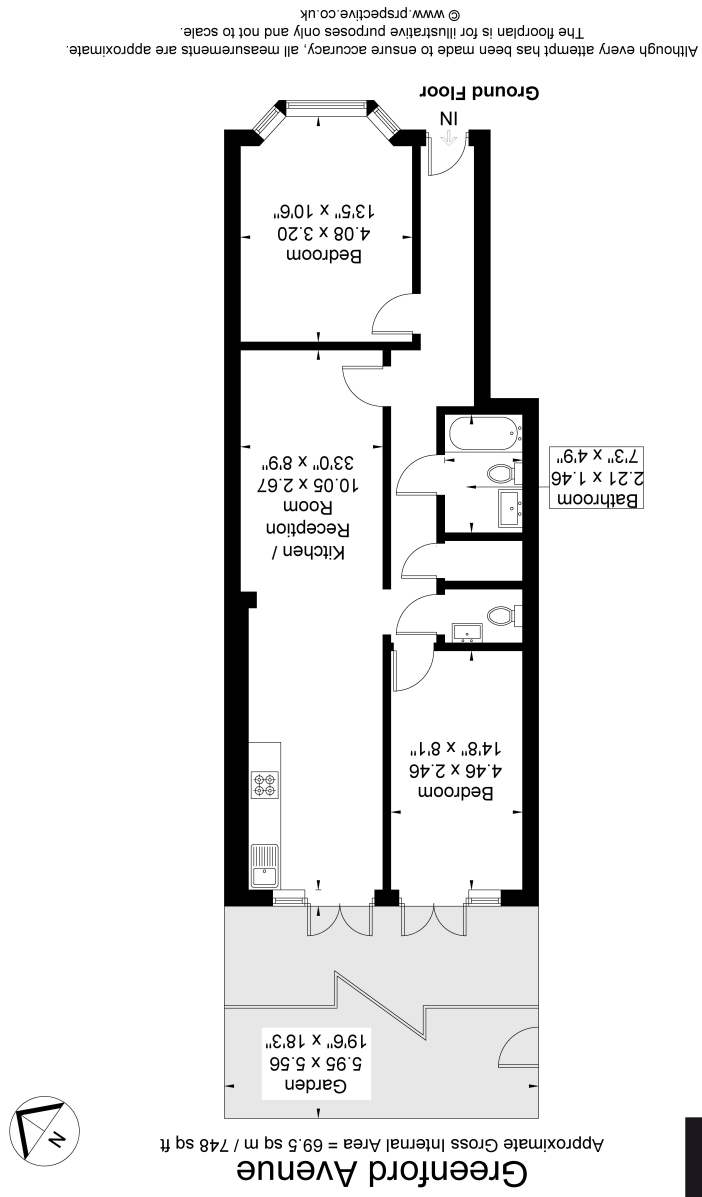


Energy Efficiency Rating	
Current	Potential
75	75
Very energy efficient - lower running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	



366 Ground Floor, Greenford Avenue, London. W7 3DA
 £459,950

Located literally a 'stones throw' from a plethora of day to day shops, restaurants and transport is this larger than average converted ground floor garden apartment.

The property was divided in recent years to provide a spacious , bright modern home with numerous benefits including a large private rear garden, two double bedrooms, gas central heating and all other modern conveniences. This property also comprises of a modern bathroom and an open plan kitchen/diner which leads through to the private garden.

There are multiple bus services on your door step into Ealing and Greenford Broadway's and to Hanwell Elizabeth line station as well as popular local schools including Mayfield, Hobbayne , Drayton Manor and Brentside.

Bedroom 1

13' 5" x 10' 6" (4.09m x 3.20m) Front aspect double glazed bay window, radiator

Bedroom 2

14' 8" x 8' 1" (4.47m x 2.46m) Rear aspect double glazed window and door to garden, radiator

Bathroom

Panel enclosed bath with shower , low level WC, vanity wash hand basin, tiled walls

Separate WC

Wall mounted wash hand basin, low level WC, tiled walls and floor

Open Plan Reception and Kitchen Diner

33' 0" x 8' 9" (10.06m x 2.67m) Rear aspect double glazed window and door to garden, Wood styled floor, radiator.

Modern fitted kitchen with range of eye and base level units with electric hob with double oven to the side and extractor hood over, single drainer sink, plumbing and space for washing machine

Garden

Mainly paved with flower bed borders, side gate for access to the front

