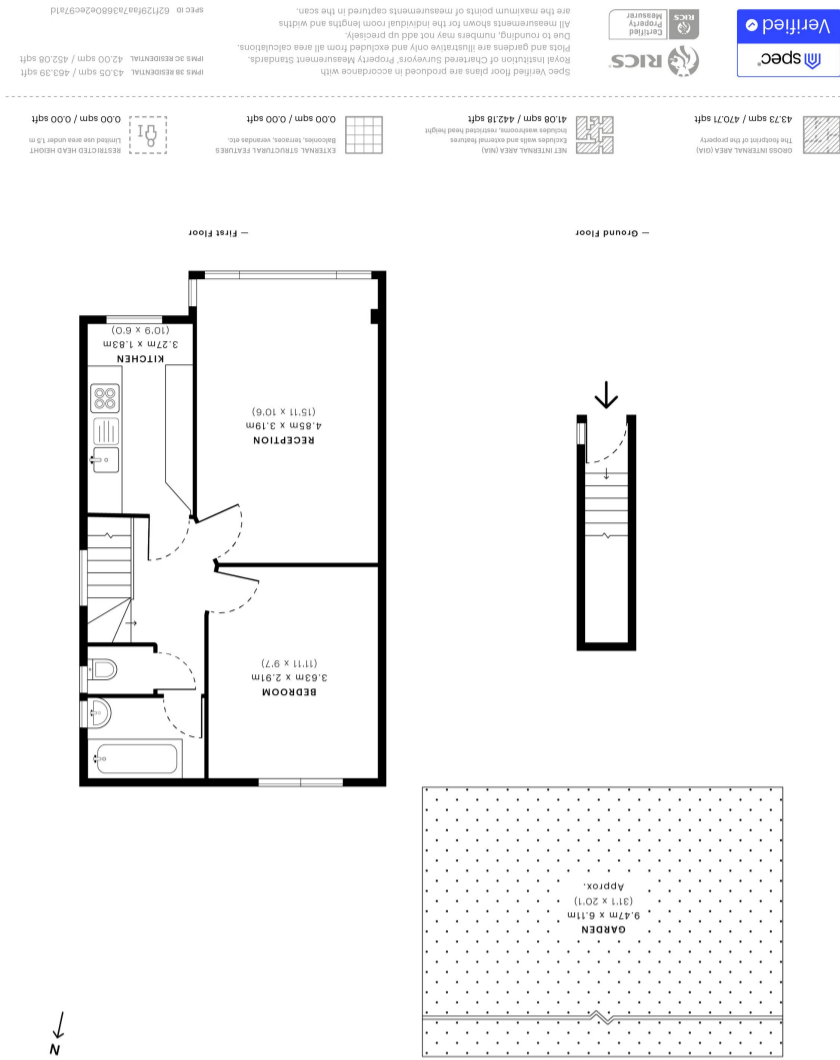


England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92-100)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	77
Potential	65
Energy Efficiency Rating	



70a Beresford Avenue, London. W7 3AP.

£350,000

Modern one bedroom first floor flat located on a popular residential road just off the Greenford Avenue. This house conversion has the added benefit of its own private garden and is 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 (Crossrail) 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 also benefits from a long lease of over 150 years.

Kitchen

3.27m x 1.83m (10' 9" x 6' 0") Front aspect double glazed window, range of eye and base levels with stainless steel single drainer sink, plumbing and space for washing machine

Lounge

4.85m x 3.19m (15' 11" x 10' 6") Front aspect double glazed bay window, laminate floor, radiator

Bedroom

3.63m x 2.91m (11' 11" x 9' 7") Rear aspect double glazed window, radiator

Bathroom

Side aspect double glazed window, panel enclosed bath, vanity wash hand basin, towel rail, tiled walls and floor

Garden

Large garden for a flat with mainly laid to lawn with two patio areas and two timber sheds

