

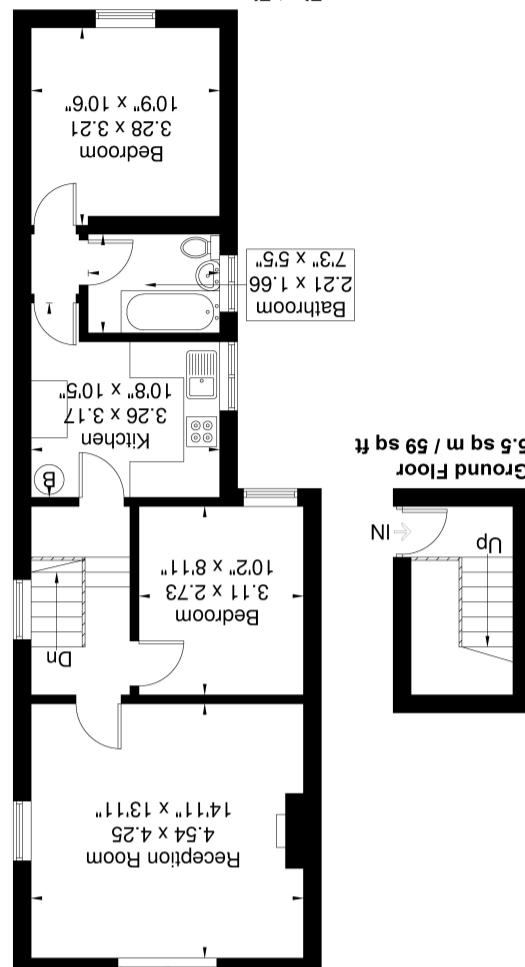
Although every attempt has been made to ensure accuracy, all measurements are approximate.
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60.7 sq m / 653 sq ft

First Floor



Approximate Gross Internal Area = 66.2 sq m / 712 sq ft

Ground Floor

Up

IN

Up



105a Greenford Avenue, Hanwell, London. W7 1HA.

£285,000

Set along the Greenford Avenue, this well-proportioned two-bedroom maisonette offers over 700 sq ft of internal accommodation arranged primarily across the first floor, with its own private ground floor entrance.

The property opens into a dedicated entrance hall on the ground floor, providing a sense of privacy and separation from neighbouring homes, before stairs lead up to the main living accommodation. At the front of the property is a bright and generously sized reception room, measuring approximately 14'11" x 13'11", offering ample space for both lounging and dining. Large windows allow plenty of natural light to fill the room, creating a welcoming environment ideal for everyday living or entertaining. The separate kitchen is well laid out and functional, with good worktop space, fitted units, and room for appliances.

While perfectly usable as is, the kitchen also presents a great opportunity for modernisation to add further value and personalise the space. There are two well-balanced bedrooms, including a spacious principal bedroom to the rear and a second bedroom that works well as a guest room, home office, or nursery. A family bathroom sits centrally off the hallway and includes a full-size bath. The layout is practical and efficient, making the home equally suitable for first-time buyers, downsizers, or buy-to-let investors.

Greenford Avenue is ideally positioned for access to local shops, cafés, and green spaces, while commuters are particularly well served. Hanwell and West Ealing stations are within easy reach, providing fast and direct services via the Elizabeth Line, significantly reducing journey times into Central London, the City, Canary Wharf, and Heathrow Airport.

Reception

14'11" x 13'11" (4.54 x 4.25 m)

Kitchen

10'8" x 10'5" (3.26 x 3.17 m)

Bedroom 1

10'9" x 10'6" (3.28 x 3.21 m)

Bedroom 2

10'2" x 8'11" (3.11 x 2.73 m)

Bathroom

7'3" x 5'5" (2.21 x 1.66 m)

