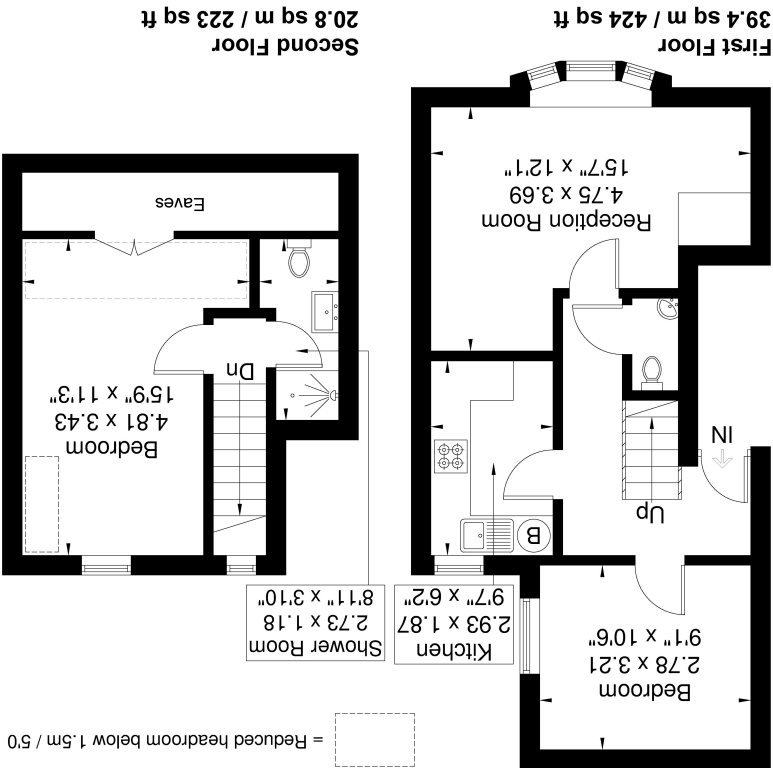


Energy Efficiency Rating		
Potential	Current	
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	71
D	(55-68)	71
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
The floorplan is for illustrative purposes only and not to scale.  
© www.perspective.co.uk



Greenford Avenue  
Approximate Gross Internal Area = 60.2 sq m / 647 sq ft  
(Not including eaves)





Offered to the market with no onward chain, this split level two bedroom first floor apartment is located less than a quarter of a mile to Hanwell Elizabeth Line Station, providing access to Paddington, The City, Heathrow and beyond! The property benefits from two double bedrooms, fitted kitchen, bathroom and a large lounge. It also comes with the valuable benefit of off street parking

Its location results in day to day shops, mini supermarkets local coffee shops, bakeries and restaurants all literally on your doorstep.

**Reception**

15' 7" x 12' 1" (4.75m x 3.68m) Front aspect double glazed bay window, radiator

**Kitchen**

9' 7" x 6' 2" (2.92m x 1.88m) Rear aspect double glazed window, range of eye and base level units with gas hob with oven under and extractor hood over, plumbing and space for washing machine and dishwasher, wall mounted boiler,

**Bedroom 2**

10' 6" x 9' 1" (3.20m x 2.77m) Side aspect double glazed window, radiator

**Separate WC**

**Shower Room**

Shower cubicle, vanity hand was basin, shower cubicle, low level WC

**Bedroom 1**

15' 9" x 11' 3" (4.80m x 3.43m) Rear aspect double glazed window, radiator, access to storage into the eaves

