



**£375,000**

**Grove Avenue, Hanwell, W7**



- 591 Sq Ft
- Side Access
- Large One Bedroom
- Long Lease
- Private Rear Garden
- Close To Crossrail

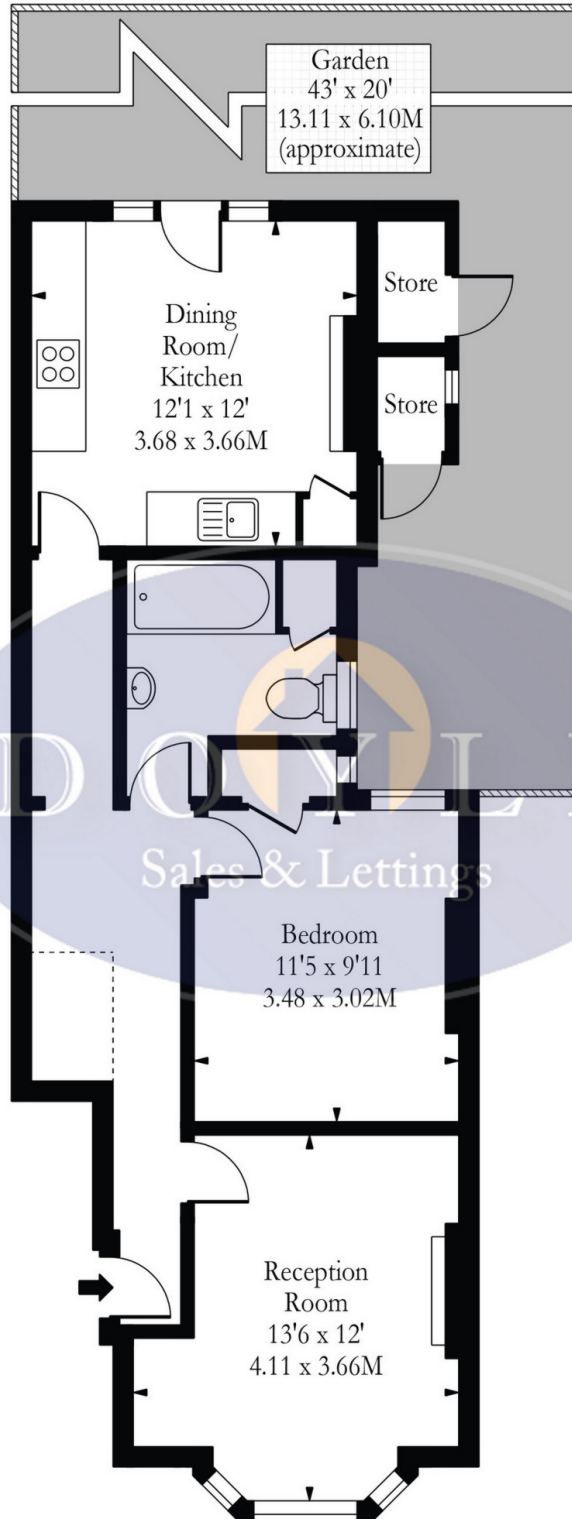
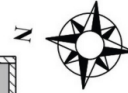
An impressive 591 sq ft, Edwardian garden flat which boasts the whole of the ground floor of this attractive semi-detached house on one of Hanwell's premier roads. Located close to Hanwell station (Crossrail), bus routes, road networks, Bunny Park, Brent Valley golf course and local amenities on Greenford Avenue. The property benefits from large private rear garden, long lease, shared entrance, side access and period features such as fireplaces and high ceilings. Accommodation comprises front lounge, large eat in kitchen/ breakfast room, good sized double bedroom, spacious bathroom and ample storage.







# Grove Avenue, W7



## Ground Floor

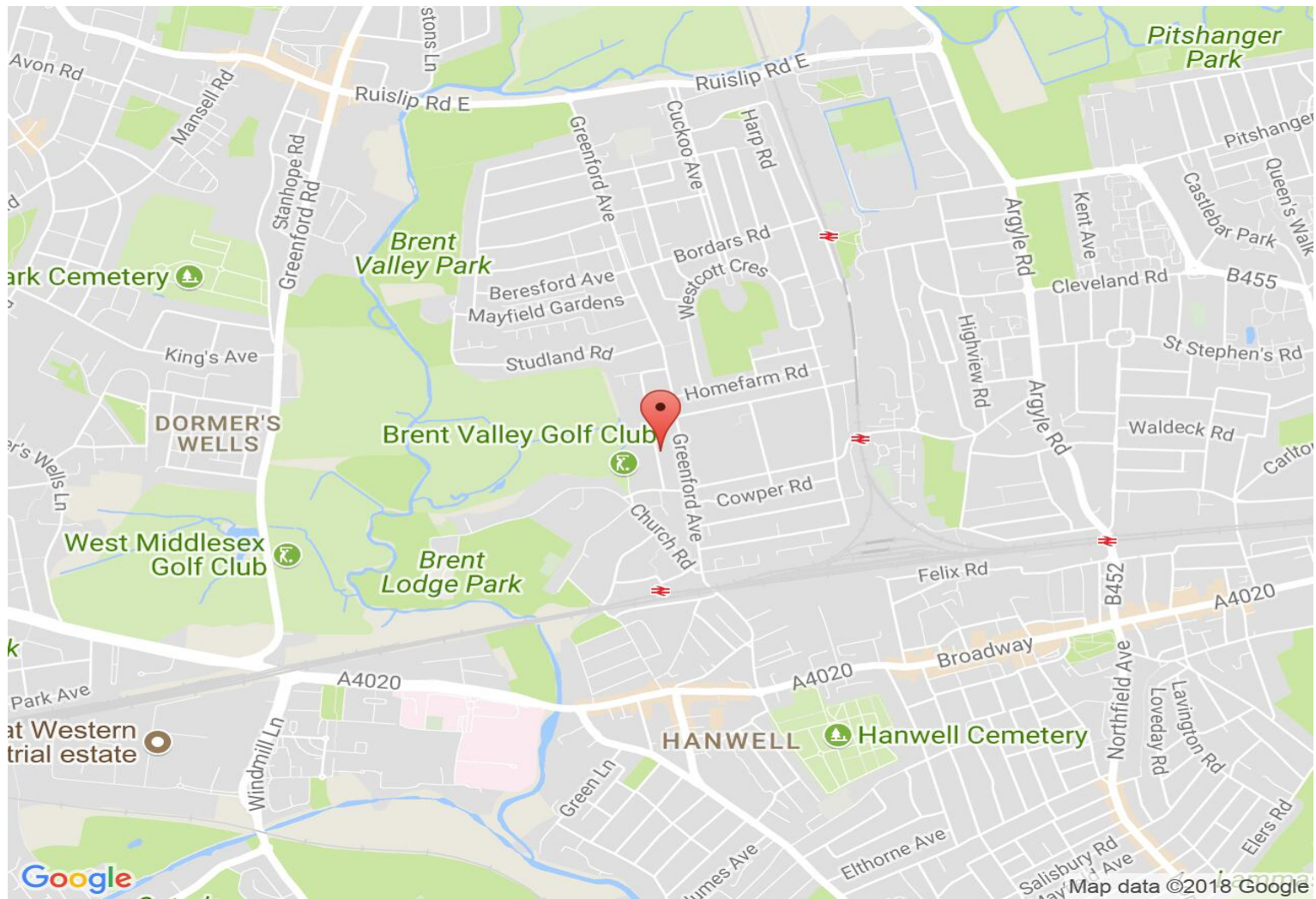
**Approx Gross Internal Area 591 Sq Ft - 54.91 Sq M**

(Excluding Stores)

### Illustration Purposes Only

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

## Map



### VIEWING BY APPOINTMENT WITH AGENTS DOYLE SALES & LETTINGS

11 Broadway Buildings, Boston Rd, Hanwell, London, W7 3TT T: 020 8840 0171 E: [info@doylesalesandlettings.co.uk](mailto:info@doylesalesandlettings.co.uk) W: [www.doylesalesandlettings.co.uk](http://www.doylesalesandlettings.co.uk)

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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