



**£425,000**

**Greenford Avenue, Hanwell, W7**

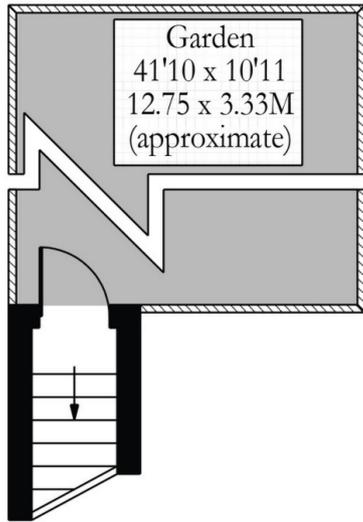


- 2 Double Bedrooms
- 827 Sq Ft
- Own Entrance
- Private Garden
- Rear Access
- Close To Crossrail

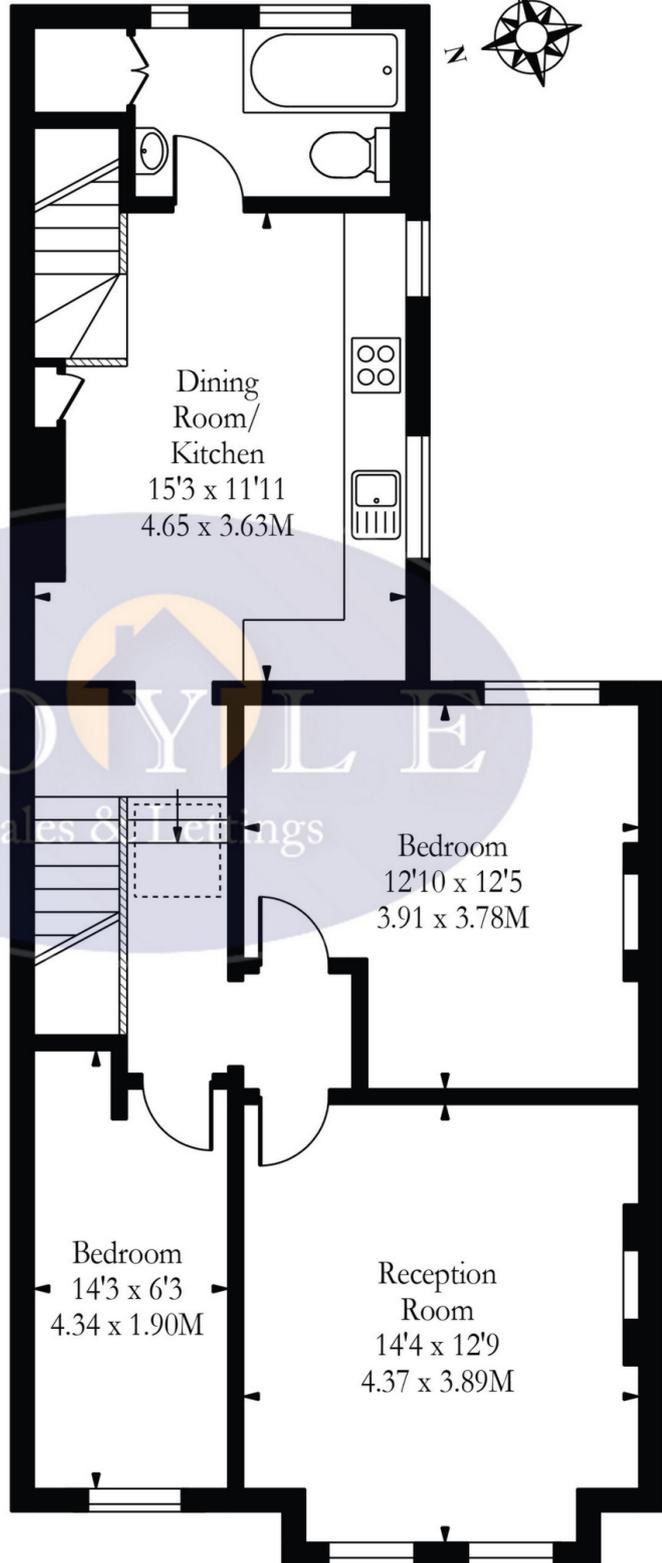
Only moments from Crossrail is this impressive split level 827 sq ft Edwardian purpose built Maisonette with period features and charm throughout. The accommodation comprises own entrance, stairs to first floor, front lounge with high ceilings and stripped floorboards, 2 double bedrooms, large loft space, lovely eat in kitchen / breakfast room and family bathroom. Added benefits include share of freehold and own private garden with rear access. This property is ideally located for Hanwell station (Crossrail), bus routes, road networks, great schools, the Brent Lodge Park and an array of shops.



# Greenford Avenue, W7



Ground Floor



Ground Floor  
Entrance

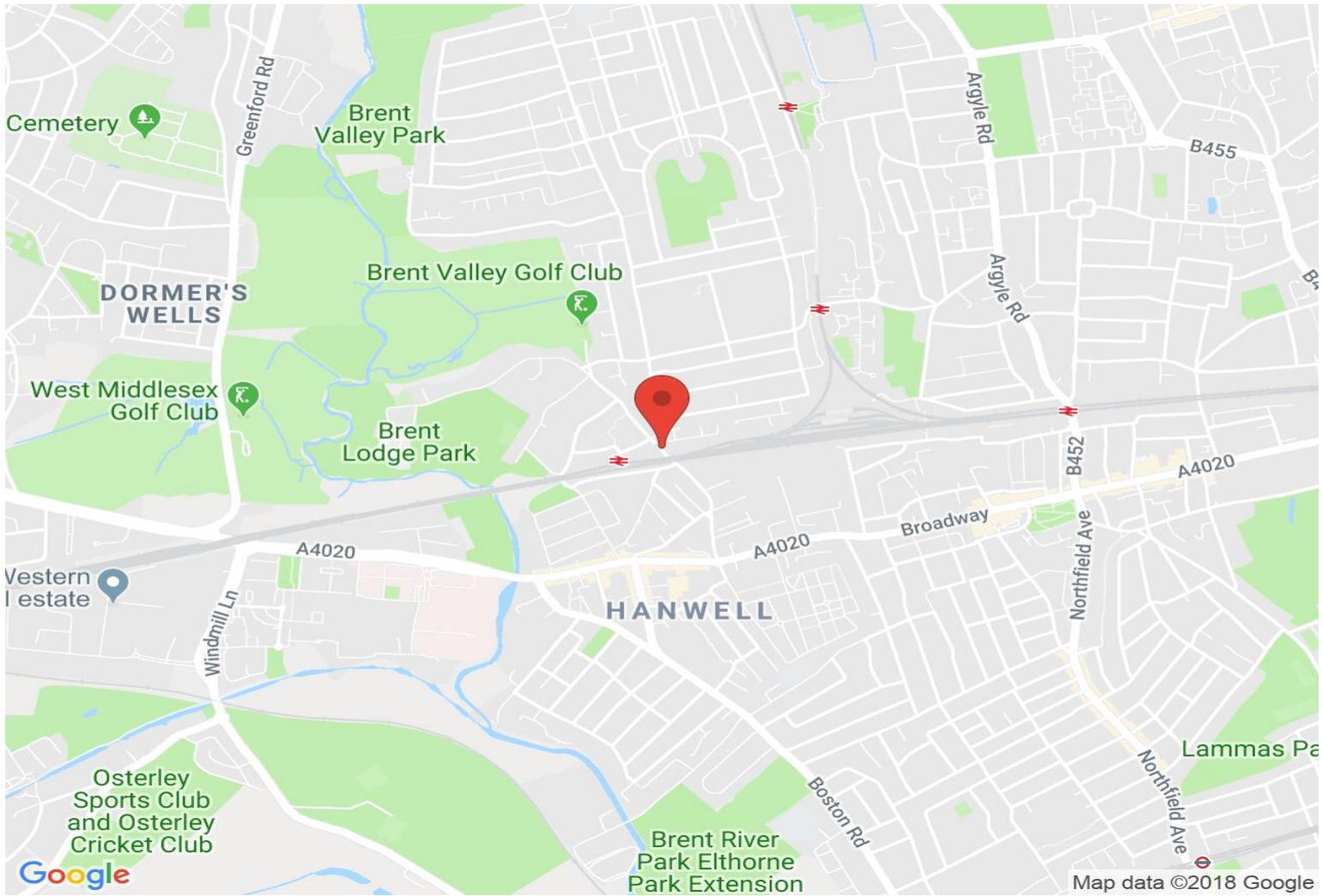
First Floor

**Approx Gross Internal Area 827 Sq Ft - 76.83 Sq M**

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)

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

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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YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.

## EPC Rating E

