



£350,000

Ground Floor Flat, Greenford Avenue, Hanwell, W7



- 2 Bedrooms
- Off Street Parking
- Almost 50 Ft Private Garden
- Close To Elizabeth Line
- Great School Catchment
- Chain Free

Offered chain free, this bright and spacious, two bedroom, ground floor, conversion flat features its own 50 ft private garden and off-street parking. Situated a short walk from Hanwell station (Elizabeth Line), the property benefits from a great layout comprising a large lounge, two bedrooms, a separate kitchen, and a bathroom. Greenford Avenue is an ideal location for the station, great school catchment, Bunny Park, excellent bus routes, and major road networks, alongside an array of local shops and restaurants. This home is perfect for a first-time buyer or an investor and is available with no onward chain. * Photos Of Furniture Are CGI

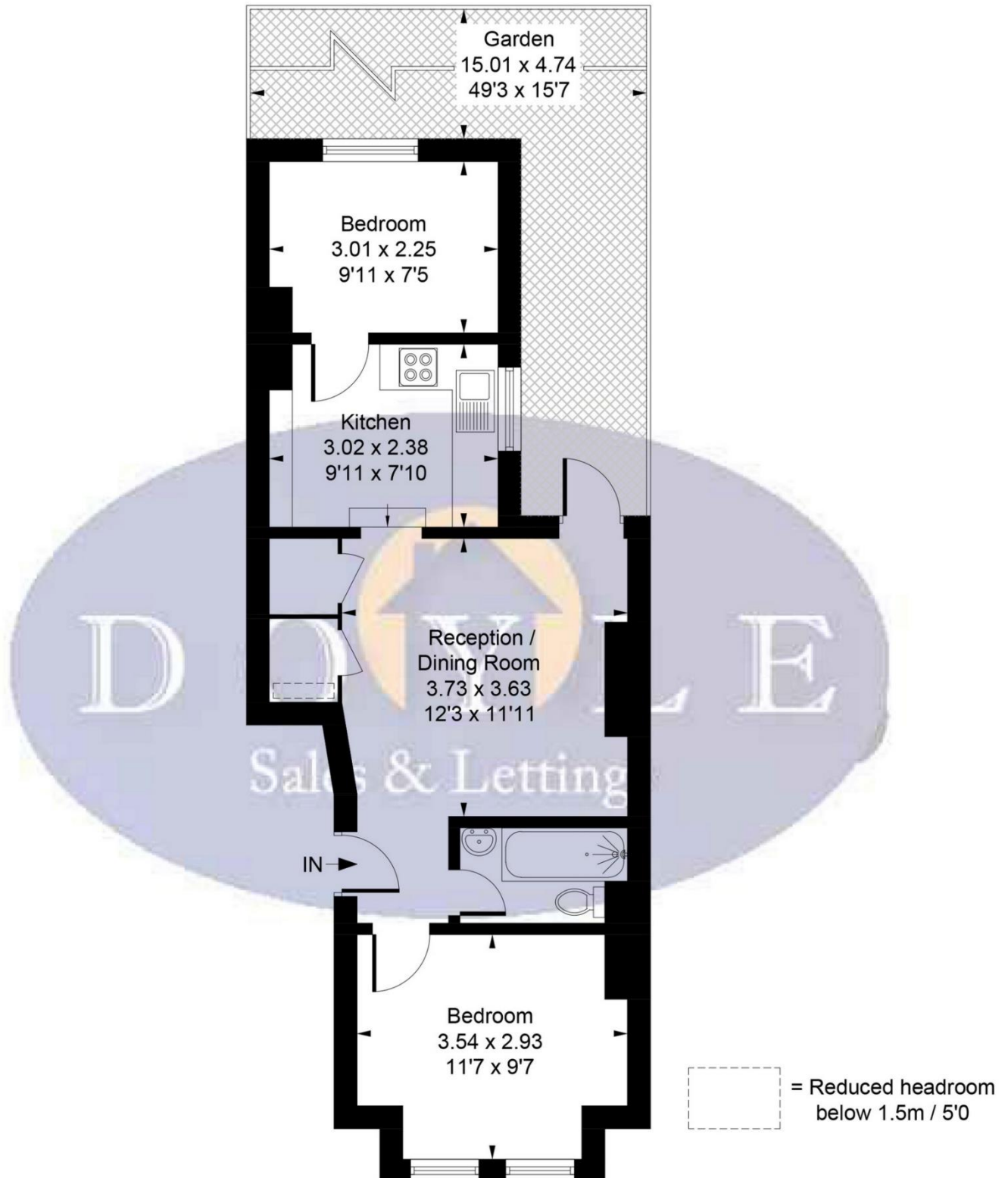


Greenford Avenue, London, W7 1HA

Approximate Gross Internal Area = 45.63 sq m / 491 sq ft

Reduced Headroom = 0.23 sq m / 3 sq ft

Total = 45.86 sq m / 494 sq ft



Ground Floor

45.63 sq m / 491 sq ft

Reduced Headroom

0.23 sq m / 3 sq ft

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 error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

© Vizion Property Marketing Produced for Doyle Sales & Lettings

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 W: 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER DOYLE SALES & LETTINGS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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 C

