

## GREENFORD AVENUE, HANWELL



£440,000

Tuffin & Wren are delighted to offer to the market an exceptionally bright and spacious maisonette, set over the ground floor of this appealing double-fronted property. The apartment boasts ample, generously proportioned and beautifully-presented living accommodation that includes; two good-sized bedrooms, large open-plan living/kitchen/dining spaces with a superb modern fitted kitchen area. The property is further enhanced by its stylish bathroom and direct access to its own large, westerly facing garden!

# TUFFIN & WREN

*Independent Estate Agents*

**Superb Open-Plan Living/Dining Areas**



**Generous Westerly Facing Garden**



**Modern Fitted Kitchen Area**



**Dining Area Detail**



## Further Information

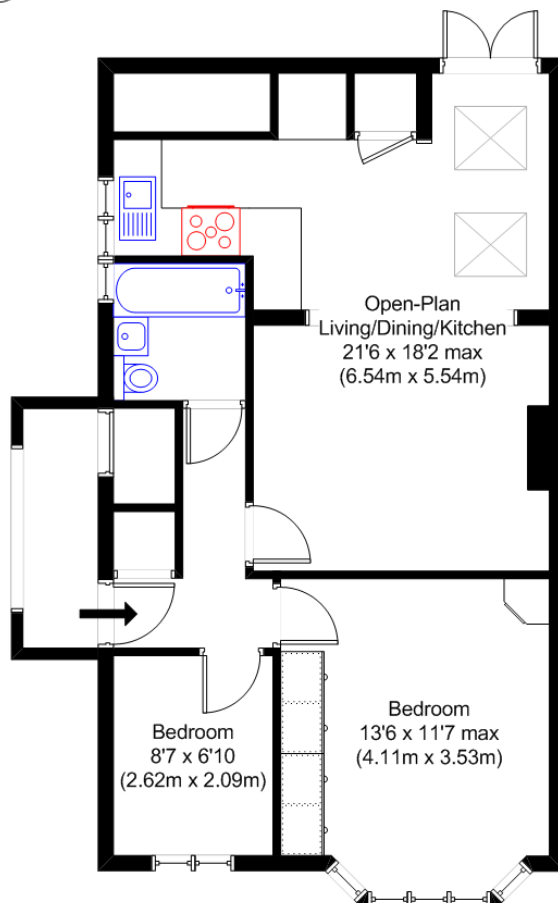
For more details please call us on **020 8840 0993** or send an email to [homes@tuffin-wren.co.uk](mailto:homes@tuffin-wren.co.uk).

Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.



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Independent Estate Agents



Ground Floor

Greenford Avenue, Hanwell W7

Gross Internal Area:  
Approx. 57 sqm (620 sqft)

N.B. Not to Scale  
(for illustration purposes only)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	78
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		75	78
EU Directive 2002/91/EC			