

## GREENFORD AVENUE, HANWELL



£425,000

Tuffin & Wren are delighted to offer for sale this superb, ground floor apartment, just moments from Hanwell Station & its surrounding amenities. With its bright, spacious and stylish interior, as well as your own section of the westerly facing rear garden - perfect for alfresco dining in summer, this is a truly impressive property that simply must be seen! Much improved, the property now boasts; 2 double bedrooms, stylish integrated kitchen and a generous reception room. Other notable features include the stylish fully-tiled bathroom, off street parking potential (subject to the usual consents) and is offered for sale with no onward chain.



# TUFFIN & WREN

*Independent Estate Agents*

**Generous Reception Room**



**Stylish Integrated Kitchen**



**Bedroom with Direct Access to Garden**



**Superb Fully-Tiled Bathroom**



**Own Section of Westerly Facing Garden**



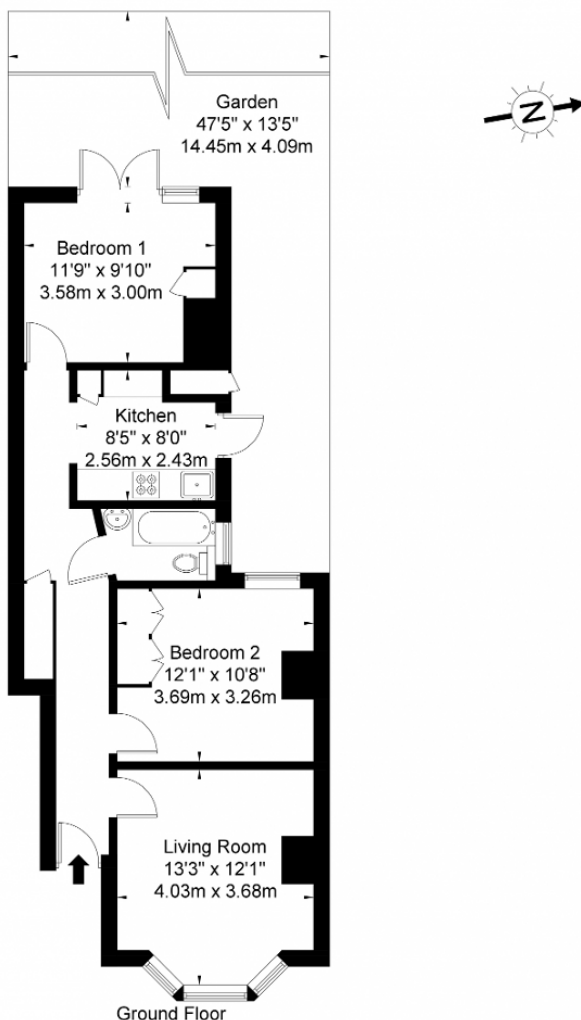
## Further Information

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.

## Greenford Avenue, W7 3QT

Approx. Gross Internal Area = 59.3 sq m / 638 sq ft



Ref

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**BLEU  
PLAN**

Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		