

GREENFORD AVENUE, HANWELL



£475,000

Tuffin & Wren are delighted to offer to the market this newly converted, extended and remodelled garden flat, set over the first floor of an appealing, halls-adjointing period property. The property now features c650 sqft of generously proportioned, beautifully-presented living spaces that include; a large open-plan living/kitchen/dining room complete with stunning integrated kitchen area and 2 bedrooms. Other notable features include a luxurious en-suite shower room to the principal bedroom, the luxuriously appointed bathroom, handy study/office space, own landscaped rear garden, 10 year structural warranty, a share in the freehold interest and a brand-new 999 year lease!

TUFFIN & WREN

Independent Estate Agents

Stylish & Contemporary Living Spaces



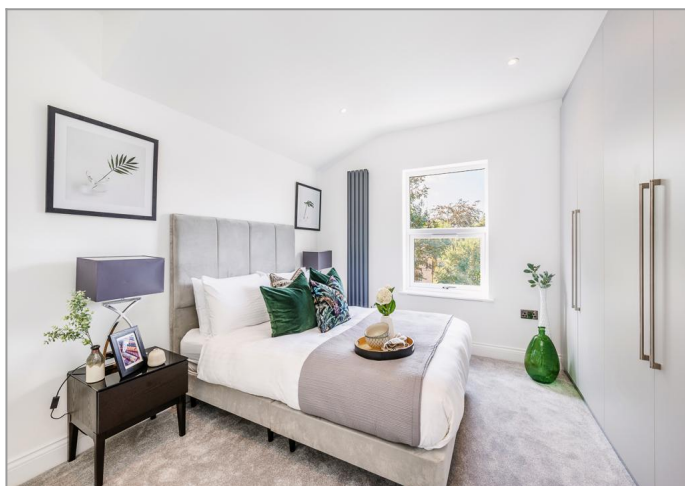
Open-Plan Living - Alternative View



Stunning Integrated Kitchen Area



Principal Bedroom



Own Landscaped Private Rear Garden



Further Information

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

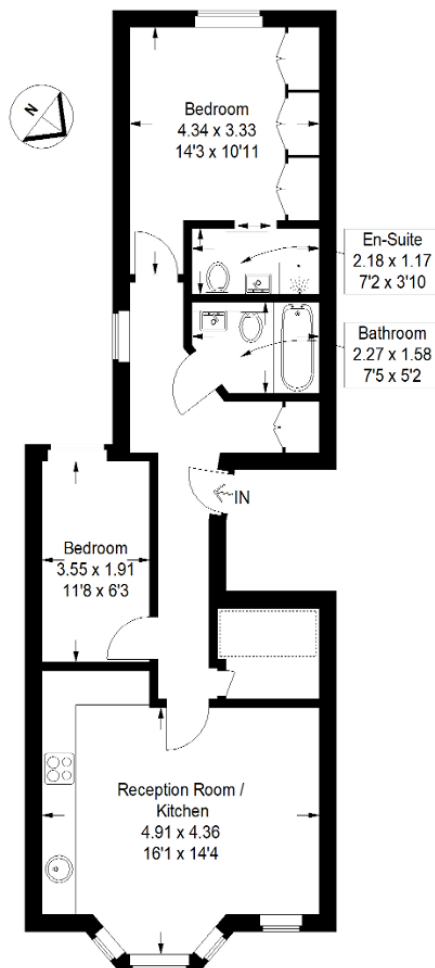
Please note it is not our company policy to test services, heating systems and domestic appliances, therefore we cannot verify that they are in working order. Prospective purchasers are advised to obtain verification from their solicitors and/or surveyors.

Greenford Avenue

Approximate Gross Internal Area (Excluding Reduced Headroom) = 59.5 sq m / 641 sq ft

Reduced Headroom = 1.5 sq m / 16 sq ft

Total = 61 sq m / 657 sq ft



First Floor

= Reduced headroom below 1.5 m / 5'0

Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.

Measured in accordance with RICS standards. © www.prspective.co.uk

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		