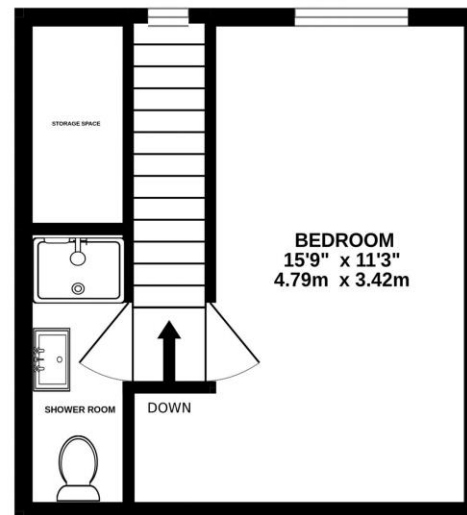
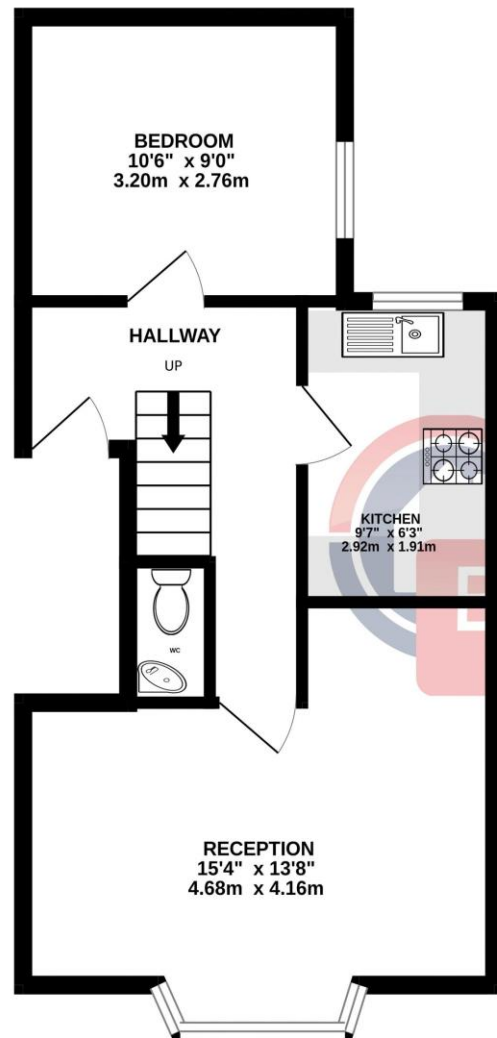


the floorplan...

FIRST FLOOR
410 sq.ft. (38.1 sq.m.) approx.

SECOND FLOOR
230 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

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web: **www.brian-cox.co.uk**



0208 578 1004
brian-cox.co.uk



Brian Cox and Company are delighted to bring to the market this lovely two-bedroom flat which is located on the highly desirable Greenford Avenue in Hanwell, offering the perfect blend of modern living and excellent transport links. Only a short 3-minute walk to Hanwell Station, with the Elizabeth Line providing direct access to key areas of London, including Heathrow Airport and the West End. Situated in the heart of Hanwell, you'll be moments away from local shops, bars, and restaurants, offering a variety of dining and leisure options just seconds from your doorstep. The flat comes with its own designated parking space, offering the luxury of hassle-free parking in a sought-after area. This property provides a perfect balance of tranquil surroundings and urban convenience, with all the amenities you need just moments away. Enjoy the charm of Hanwell while being only a short journey away from all that London has to offer. Don't miss out on the opportunity to call this beautiful flat your home. Contact us today to arrange a viewing!



£450,000
Leasehold

Greenford Avenue, London W7 1LP

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



in brief...

- Two Bedroom
- First Floor
- Approx 106 Year Lease Remaining
- Good Condition Throughout
- Private Parking
- Chain Free



the location...

nearest stations ...

Hanwell Station (0.1 miles)
Drayton Green Station (0.5 miles)
West Ealing Station (1.1 miles)

Hanwell is a hidden gem with beautiful green areas West of Greenford Avenue with a very rural feel. There are a good variety of properties that make the area quite unique coupled with great canal walks/open spaces for cycling.

Above all Hanwell has a very good community spirit and good transport links including Hanwell Station which is just (0.1 miles) away which provides easy access to London Paddington (Great Western Services), Heathrow (Heathrow Connect) which will have the benefit of Crossrail services into the city.

Drayton Green railway station is in the London Borough of Ealing in West London, and is in Travelcard Zone 4. It is on the Greenford branch line North of West Ealing where it joins the Great Western Main Line at (11.4 km) from London Paddington.

There are many local primary schools situated close to the property some of these include Springhallow School, Drayton Green Primary School, St John's Primary School and St Joseph's Catholic Primary School.

If you have older children there are also local secondary schools which include Drayton Manor High School, St Ann's School and Brentside High School.



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