



**Elthorne Avenue, W7**

**£525,000**

\*\*\* Offers In Excess Of \*\*\*

One of the finest two bedroom ground floor flats you will see come to the market, attractively offered with the full freehold of the building and the most amazing sun trapped garden. Planning permission granted for wraparound extension (ref 214382FUL). Early viewing is advised!





Filled with natural light throughout, this lovely flat comprises a large double bedroom to the front, bathroom and additional bedroom (with access to the garden) and very spacious kitchen/diner leading to the sun-trapped garden (still with potential to extend). Fantastic outbuilding which has varied uses including gym, office etc.

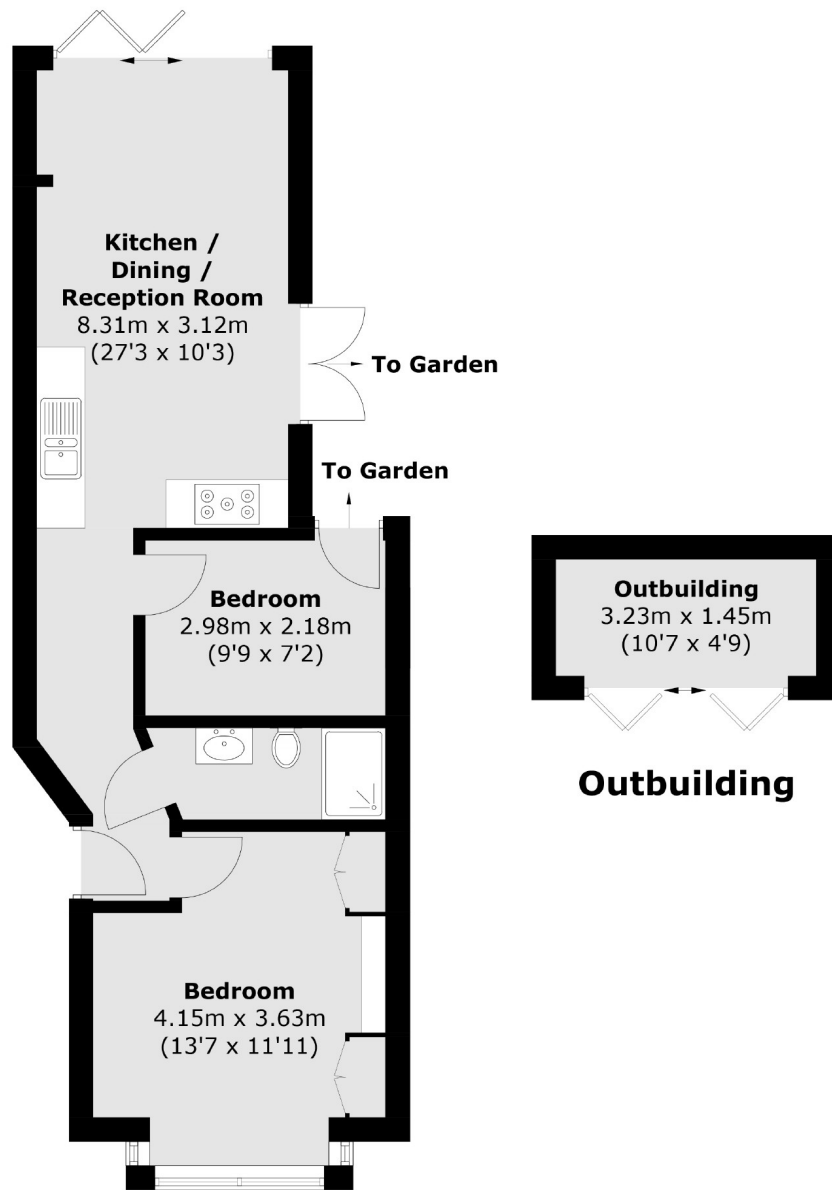
Ideally located for Walpole, Lammas & Elthorne parks which are fantastic family amenities. Excellent transport options including Boston Manor & Northfields stations (Piccadilly)

- Freehold • Two Bedrooms • Stunning Condition •
- Sun Trapped Garden • Excellent Condition • Elizabeth Line (Hanwell station) •









Total area (approx.): 48.5 sq. m (522.0 sq. ft)  
Outbuilding area (approx.): 5.1 sq. m (54.9 sq. ft)

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