

GREENFORD AVENUE, HANWELL



£465,000

Tuffin & Wren are delighted to offer to the market an exceptionally bright and spacious maisonette set over the ground floor of this handsome period building, just moments from Hanwell Station & surrounding amenities. The apartment boasts ample, flexible, generously proportioned and beautifully-presented living accommodation that includes; two good-sized bedrooms (or a 2nd reception room if preferred), a separate reception room and a superb modern fitted kitchen. It is further enhanced by the stylish bathroom, direct access to its own large, westerly facing garden - perfect for alfresco dining in summer... And is also offered for sale with the benefit of a 999 year lease and a share in the freehold interest of the building!

TUFFIN & WREN

Independent Estate Agents



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.

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Approximate Gross Internal Area
62.73 sq m / 675 sq ft



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		