

GROUND FLOOR FLAT, GREENFORD AVENUE, HANWELL



£425,000

Tuffin & Wren are delighted to offer for sale this stunning, ground floor apartment, just moments from Hanwell Station & its surrounding amenities. With its bright, spacious and very stylish interior, as well as your own wonderfully private, westerly facing rear garden, this is a truly impressive property that simply must be seen! Much improved, the property now boasts; 2 double bedrooms, stunning integrated kitchen and a generous reception room with sliding doors leading out onto the garden & patio area - perfect for alfresco dining in summer! Other notable features include the stylish fully-tiled bathroom, quiet courtyard area and very handy off street parking to the front.

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.

Greenford Avenue

Approximate Gross Internal Area = 59.9 sq m / 644 sq ft



Ground Floor

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

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		