

19 Greenford Avenue, Hanwell, London, W7 1LD
020 8567 3219



Share of Freehold / Apartment

Grove Avenue, Hanwell

£465,000

A rare opportunity to acquire this ground floor garden flat, offering light and spacious living space, 2 double bedrooms and an excellent sized, private garden, in this convenient location close to Hanwell for speedy access to The City and Heathrow, via the Elizabeth Line. Offered with the security of a Share of the Freehold and no onward chain.

- Ground floor garden flat
- 2 double bedrooms
- Living room opening to the garden
- Fitted kitchen
- Modern bathroom
- High ceilings
- Fresh neutral decor
- Front and sizeable rear garden with side access
- Share of freehold
- Chain free



Share of Freehold / Apartment

Grove Avenue, W7 3ER

£465,000

A rare opportunity to acquire this ground floor conversion flat, in this handsome Edwardian period semi-detached property. It features spacious accommodation boasting high corniced ceilings and offering 2 true double bedrooms, fitted kitchen and modern bathroom (with natural light) and a living room opening onto the garden. Superbly presented throughout in a smart neutral decor, complimenting wood floors, warmed by GCH (Vaillant combi-boiler) and full double glazing.

Outside boasts private front and rear gardens, the latter, an excellent sized, mature garden, with lawn and patio areas, a timber shed and valuable, secure side access. Also offering (in our opinion, subject the usual consents) great potential for a large ground floor extension.

With the security of a share of freehold and a long lease, plus no onward chain this is an appealing first time home, or attractive rental investment close to the Elizabeth Line.

Situated on this desirable, wide tree lined avenue, on the borders of Hanwell Village, within a few minutes walk from Hanwell Mainline Station for speedy access to The City and Heathrow, via the excellent new Elizabeth line. Greenford Avenue, with a good selection of local shops and regular bus services is just around the corner and the green open spaces of Churchfields and Brent Lodge Park (Bunny Park with Hanwell zoo) and Brent Valley golf course, are all close at hand. Grove Avenue also falls in the catchment for the highly sought-after Hobbayne (Primary) and Drayton Manor (Secondary) schools, both within easy walking distance.



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Approximate Gross Internal Area
50.46 sq m / 543 sq ft



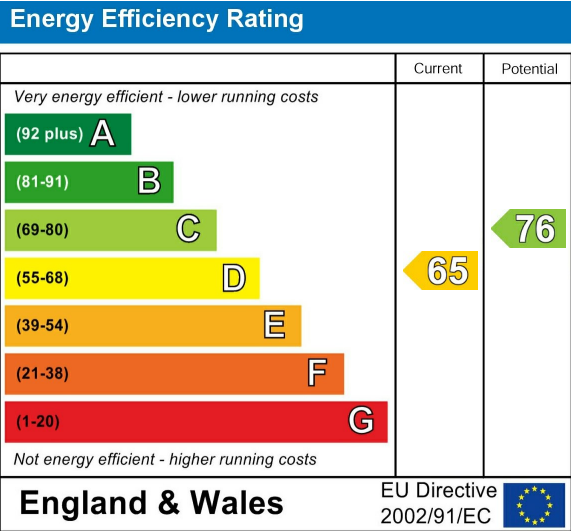
Ground Floor

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.
Produced by jcphotographystudio.com

Council Tax Band

C

Energy Performance Graph



Call us on

020 8567 3219

hanwellsales@sintonandrews.co.uk

www.sintonandrews.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.