

GREENFORD AVENUE, HANWELL



£325,000

Tuffin & Wren are delighted to offer an exceptionally bright and spacious apartment, set on the ground floor of this very conveniently located building, just minutes from amenities. The flat boasts newly redecorated, generously proportioned living accommodation that includes; living/dining spaces and a stylish fitted kitchen, a large double bedroom and modern shower room. The property also benefits from a brand new lease, direct access to its own, south-westerly facing patio garden and no onward chain.

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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Greenford Avenue

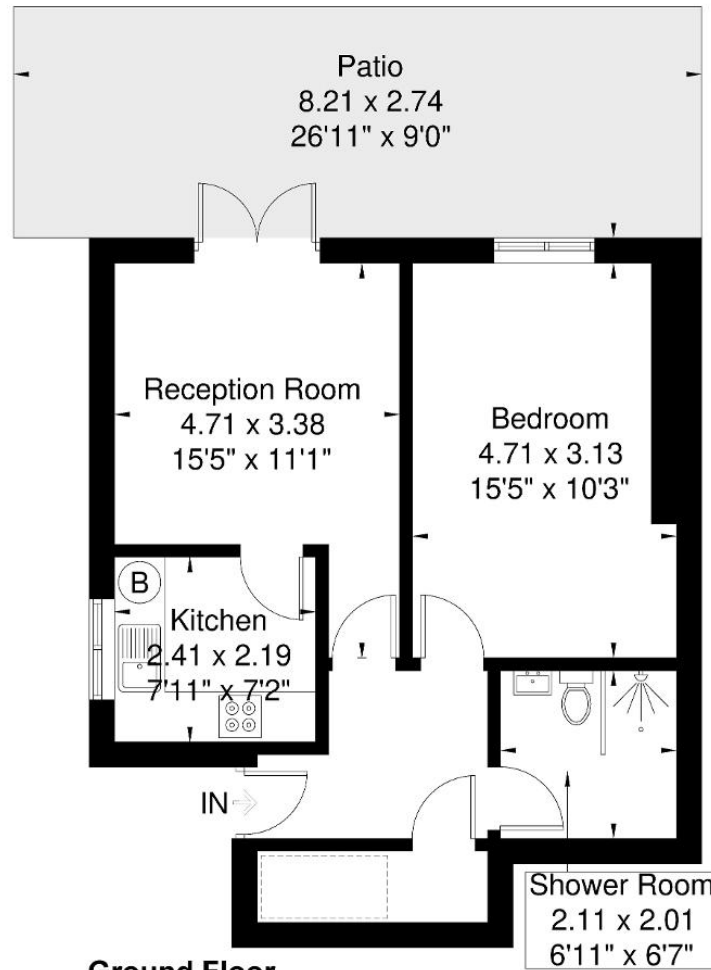
Approximate Gross Internal Area = 45.4 sq m / 488 sq ft

Reduced Headroom = 1.3 sq m / 14 sq ft

Total = 46.7 sq m / 502 sq ft



= Reduced headroom below 1.5m / 5'0"



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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		