

## GREENFORD AVENUE, HANWELL



**£1,150 PER MONTH**

Tuffin & Wren are delighted to offer an exceptionally bright and spacious apartment, set over the first floor of this very conveniently located building. The flat boasts newly redecorated, generously proportioned living accommodation that includes; a large 'open-plan' living/dining spaces and a stylish fitted kitchen. The property also benefits from a double bedroom, modern shower room and a security entryphone system.

# TUFFIN & WREN

*Independent Estate Agents*

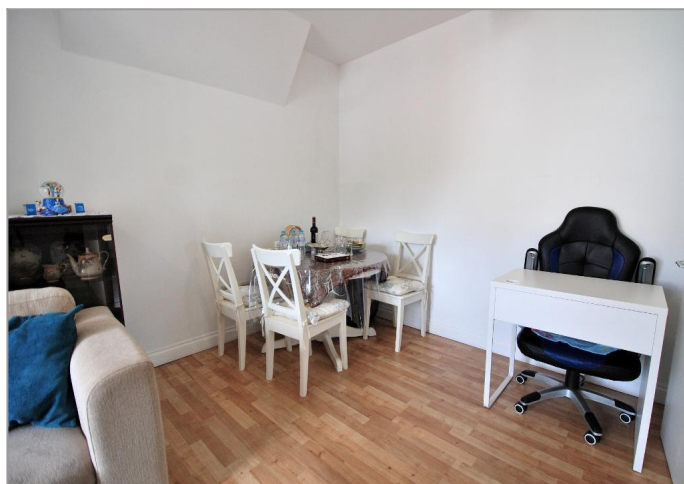
**Stylish Integrated Kitchen**



**Living Area**



**Dining Area**



**Double Bedroom**



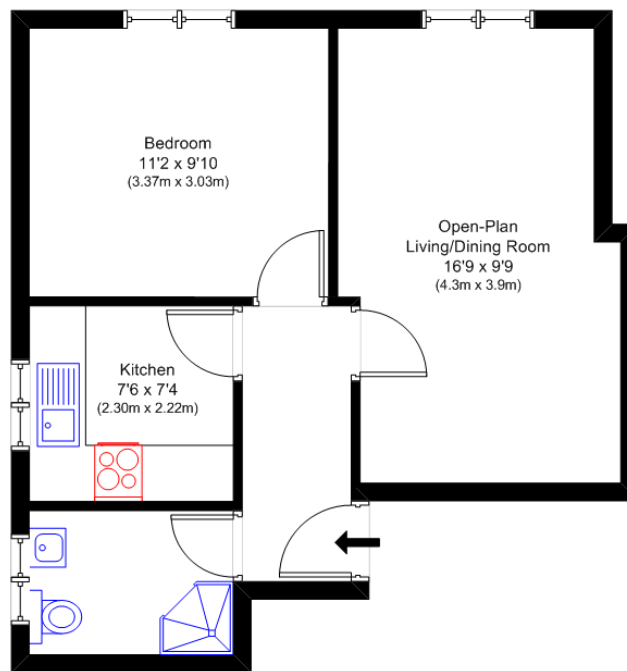
## Further Information

For more details please call us on **020 8840 0993** or send an email to [rent@tuffin-wren.co.uk](mailto:rent@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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First Floor

Greenford Avenue, Hanwell W7

N.B. Not to Scale  
(for illustration purposes only)

Approx Gross Internal Area:  
430 sqft (40 sqm)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		68	75
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		68	78
		EU Directive 2002/91/EC	