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Greenford Avenue, W7

£700,000

An unbroken freehold building comprising a shop premises and two flats with planning consent to change the shop to residential use.

The property has already been partially converted and refurbished and now simply needs to be finished off.

The shop premises have already been stripped out in preparation for works to commence and the two flats have had works commenced but need to be completed.

The building is situated in a popular part of Hanwell with easy access to Hanwell Station (Elizabeth Line) Drayton Manor High School and Brent Lodge Park alongside local shops.

Tenure - Freehold HMLR Title Number MX332275

Energy Performance Rating (EPC) Energy Rating C

Council Tax Band - C

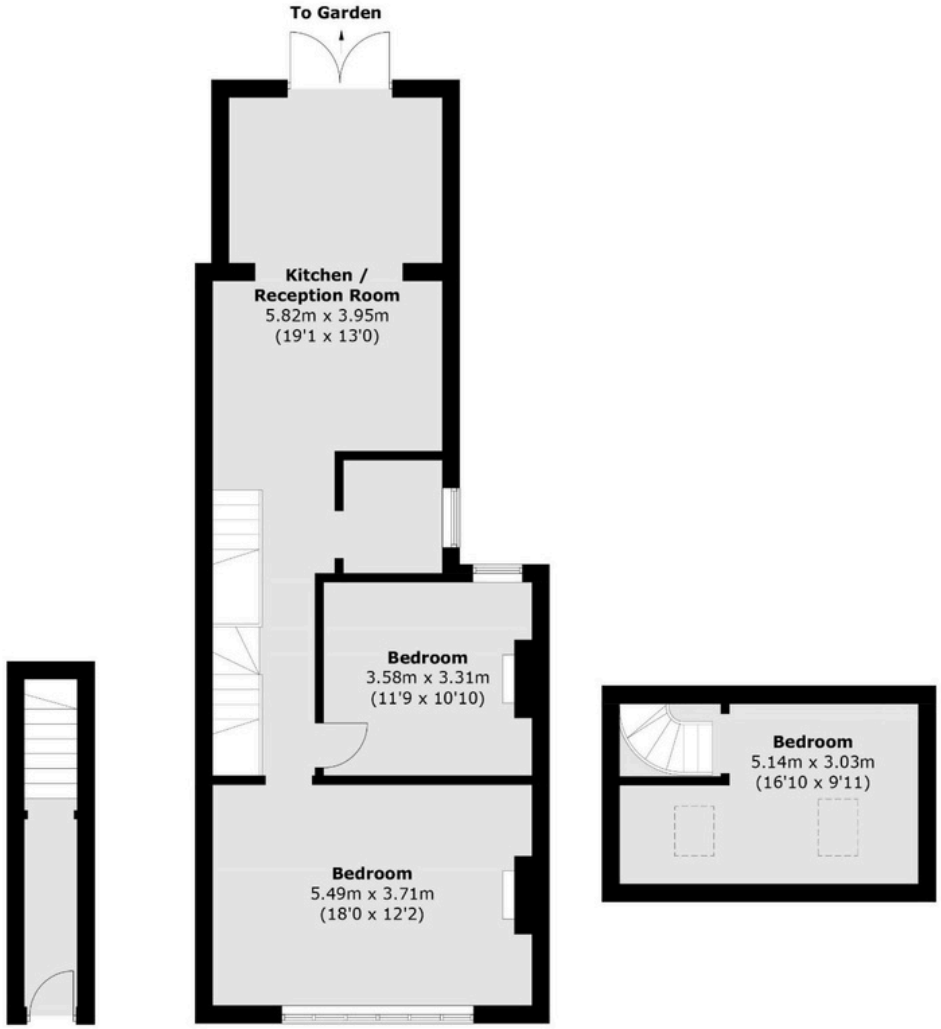
Features

- Shop and uppers with consent to turn into residential
- Planning permission to create two new flats
- Units have already been stripped out in preparation
- Superb location in Hanwell close to Elizabeth Line station
- Moments from wonderful parks

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78 Greenford Avenue, London W7 3Q
Existing First and Second Floor Plan



Total area (approx.): 91.3 sq. m (982.6 sq. ft)

RICS Regulated Estate Agent and Letting Agent

Registered office: Mayfair Showroom, 66 Grosvenor Street, London, W1K 3JL.
Dexters London Limited, Company Registration Number 04160511

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Property sales, lettings and management. Development and investment advisors. Specialist residential Chartered Surveyors.

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12 The Broadway
London
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020 8614 1216

Energy Rating: . We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

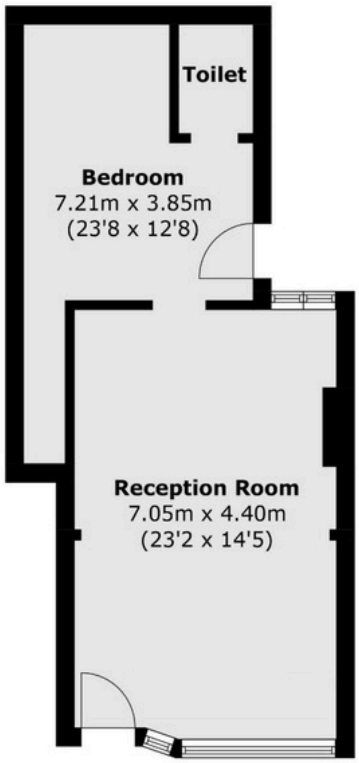
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78 Greenford Avenue, London W7 3Q
Ground Floor Commercial - Floor Plan



Total area (approx.): 50.9 sq. m (547.8 sq. ft)

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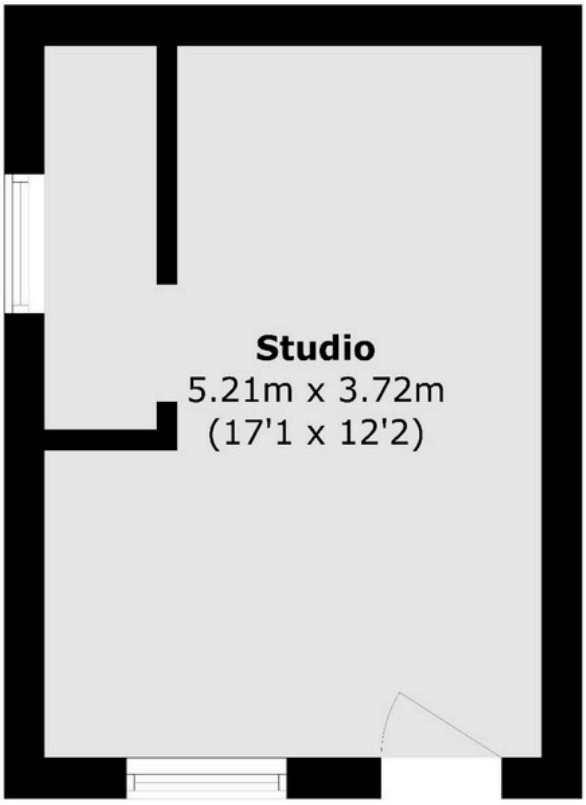
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78 Greenford Avenue, London W7 3Q
Ground Studio - Floor Plan



Total area (approx.): 19.3 sq. m 207.7 sq. ft)

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