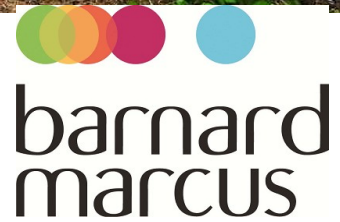




barnardmarcus

Gifford Gardens, London W7 3AS



welcome to

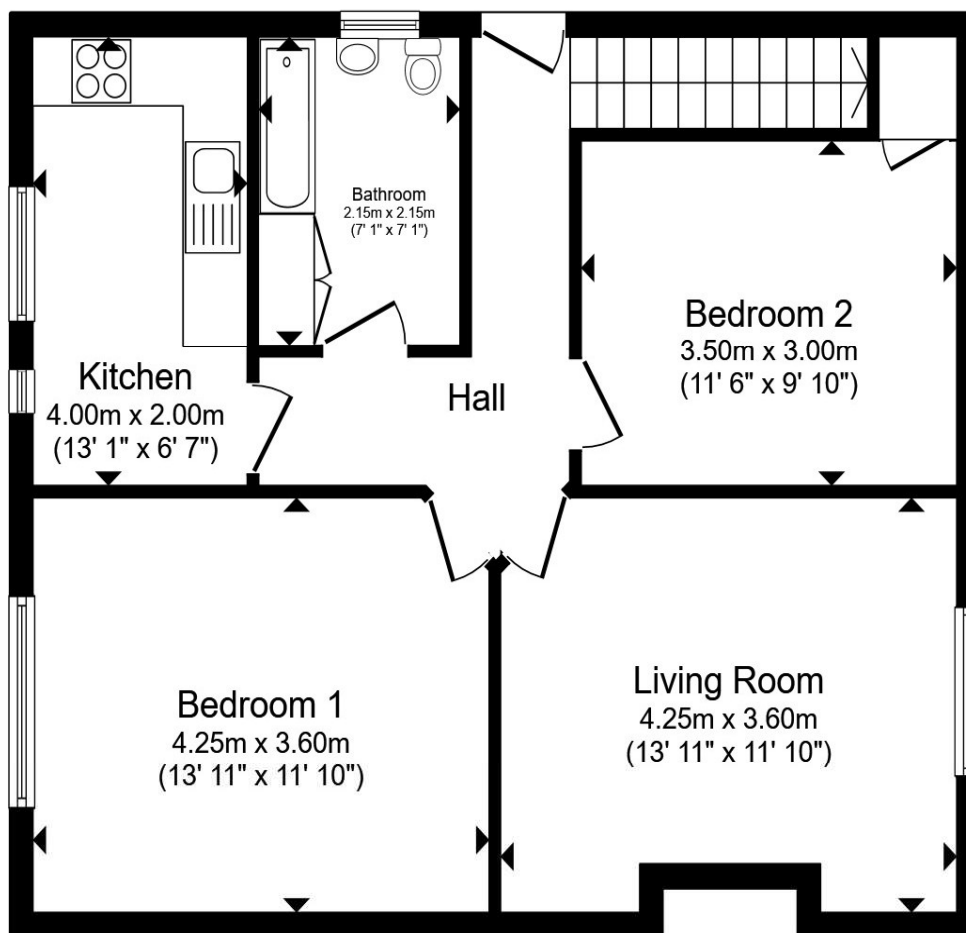
Gifford Gardens, London

A first-floor maisonette with its own private entrance is situated in Hanwell and is within a short walk to Hanwell's local amenities and bus links. The property offers a good-sized reception/living room, a separate modern fitted kitchen, two double bedrooms and a family bathroom. Other benefits include circa 924-year remaining lease, low maintenance charges, a private garden, and no onward chain.

The property is within a short walk of a variety of transport links including the E1 & E3 bus routes, Castlebar Park & Hanwell train station (Elizabeth line & GWR), the sought-after Bunny Park and Hanwell Zoo, Hanwells local amenities, sought after schools which include Brentside High, Hobbayne Primary & Drayton Manor High. Ealing Broadway is also easily accessible, offering the popular retail shopping centre, an abundance of restaurants, cafes, bars, the new Filmworks picture house and a variety of green open spaces.



Agents Note



Total floor area 64.6 m² (696 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Gifford Gardens, London

- First floor maisonette, with its own entrance
- Two double bedrooms
- Reception room & a separate kitchen
- Private garden & on street parking
- Circa 924 years lease remaining

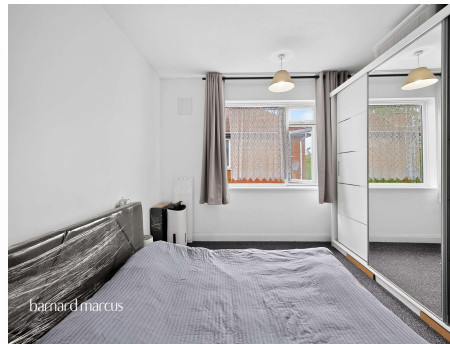
Tenure: Leasehold EPC Rating: D Council Tax Band: C

Service Charge: Ask Agent Ground Rent: 7.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1950. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£360,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/EAL110107



Property Ref:
EAL110107 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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