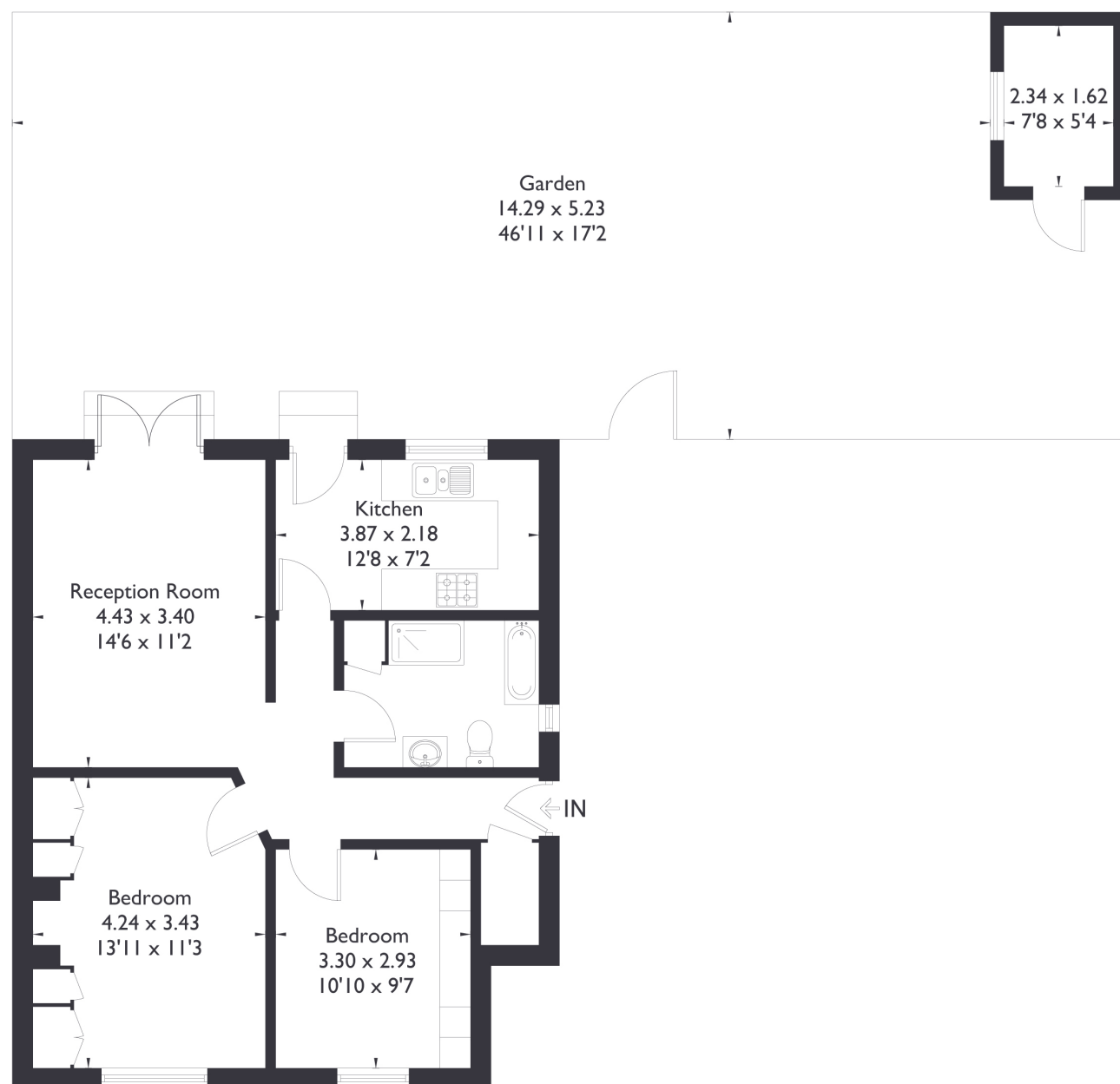


## Gifford Gardens , W7

Approximate Floor Area = 64.3 sq m / 692 sq ft  
Outbuilding = 3.8 sq m / 41 sq ft  
Total = 68.1 sq m / 733 sq ft



Ground Floor



### 2 BEDROOM FLAT

## Gifford Gardens, W7

£470,000

Welcome to this beautifully presented two-bedroom, one-bathroom ground floor flat, perfectly positioned in the heart of Hanwell.

Thoughtfully maintained and full of charm, this home offers a wonderful blend of comfort, space, and outdoor living. As you enter, you're welcomed by two spacious double bedrooms, a bright and airy reception room that opens directly onto a lovely private garden—ideal for relaxing or entertaining—and a separate, well-appointed kitchen.

### FEATURES

- Two Double Bedrooms
- One Bathroom
- Separate Kitchen/Living
- Private Garden
- Greenford Avenue Amenities
- Hanwell Station (Elizabeth Line)
- EPC Rating D





2 BEDROOM FLAT

## Gifford Gardens, W7 £470,000

Situated just moments from the amenities of Greenford Avenue and only a 15-minute walk to Hanwell Station with access to the Elizabeth Line, this property also falls within the catchment area for the sought-after Mayfield Primary School.

An ideal opportunity for first-time buyers, downsizers, or investors looking for convenience and lifestyle in a thriving West London neighbourhood.

EPC Rating D.

