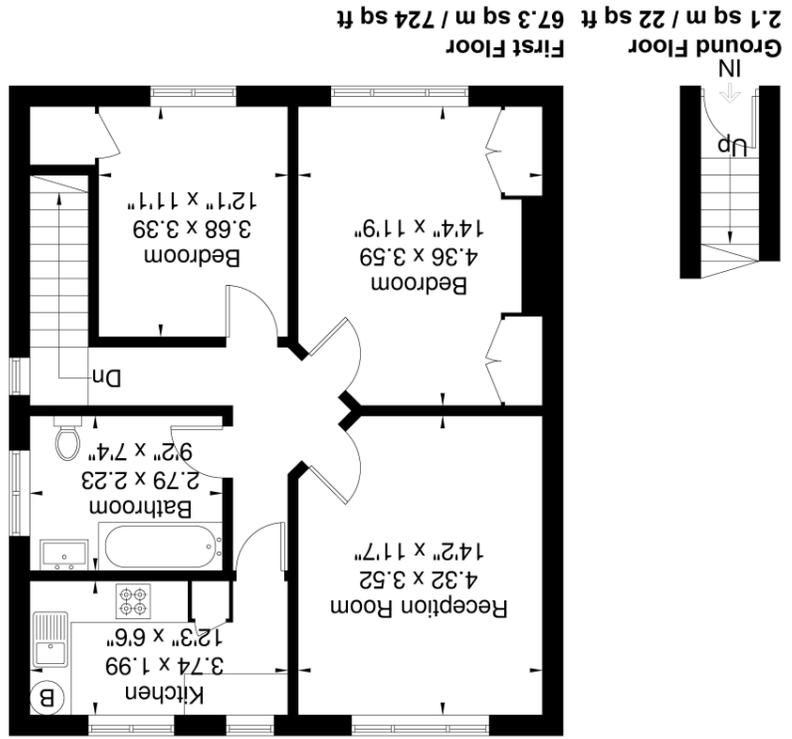


Energy Efficiency Rating	
Current	Potential
69	61
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	

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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Gifford Gardens
 Approximate Gross Internal Area = 69.4 sq m / 746 sq ft



37 Gifford Gardens, London. W7 3AS.

£350,000

A well-proportioned two double bedroom first floor maisonette situated on a quiet residential turning in the heart of Hanwell, offering an excellent opportunity for both first-time buyers and investors alike. Offered to the market chain free with a vendor keen to sell, this property combines strong fundamentals with clear scope to add value.

The accommodation extends to approximately 746 sq ft and is arranged across a practical and well-balanced layout. The reception room is bright and generously sized, benefitting from large windows that allow for an abundance of natural light, creating a comfortable space for both everyday living and entertaining. Both bedrooms are genuine doubles, offering flexibility for owner-occupiers, sharers or those requiring a home office. The kitchen is separate and functional with scope for updating, while the bathroom is notably spacious and naturally well-lit.

A key highlight of the property is the private rear garden, providing valuable outdoor space rarely found at this price point. This area offers excellent potential for landscaping and is ideal for entertaining, relaxing or adding further value over time. The property is presented in liveable condition but would benefit from cosmetic modernisation throughout, making it an ideal purchase for buyers looking to create a personalised living space or maximise rental yield through refurbishment.

Additional benefits include a long lease with over 100 years remaining, own entrance, and a chain free sale, making for a smooth and straightforward transaction. The location is particularly appealing, with Hanwell Station (Elizabeth Line) within easy reach, offering fast and direct access into Central London including Paddington, Bond Street and Tottenham Court Road. Hanwell continues to grow in popularity due to its strong community feel, excellent local amenities, and access to green open spaces such as Brent Valley Park and the Grand Union Canal.

Overall, this is a fantastic opportunity to acquire a spacious maisonette with private garden, long lease and significant potential in a well-connected West London location, with a motivated vendor and no onward chain.

Reception

14' 2" x 11' 7" (4.32m x 3.53m)

Kitchen

12' 3" x 6' 6" (3.73m x 1.98m)

Bathroom

Bedroom 1

14' 4" x 11' 9" (4.37m x 3.58m)

Bedroom 2

12' 1" x 11' 1" (3.68m x 3.38m)

