



Ground Floor
 Approx. 46.8 sq. metres (503.3 sq. feet)

Total area: approx. 46.8 sq. metres (503.3 sq. feet)



45 Gifford Gardens, London. W7 3AS.

Castle Residential are pleased to offer to the market this ground floor garden flat situated on a popular residential road in Hanwell. It is situated on a popular residential road, a short walk away are a good range of local shops, supermarket, multiple bus services and Castle Bar park station (National Rail) which provides regular services into central London. Also not to far is Hanwell BR Station (with forthcoming Crossrail). The flat itself consists of lounge, double bedroom, fitted kitchen shower room and a private South facing rear garden. The property is also to be sold with no onward chain.

Shower Room

Side aspect double glazed frosted window, shower cubicle, pedestal wash hand basin, low level wc, radiator, tiled walls

Kitchen

11'5 x 7'11 (3.48m x 2.41m) Rear aspect double glazed window and door to garden, range of eye and base level units with gas hob and oven under , wall mounted boiler, plumbing and space for washing machine, stainless steel single drainer sink, radiator, two cupboards with one housing the water tank

Lounge

14'5 x 11'6 (4.39m x 3.51m) Two rear aspect windows, two radiators, parquet wood floor

Bedroom

12 x 11'11 (3.66m x 3.63m) Front aspect double glazed window, laminate floor, two fitted wardrobes, radiator

Garden

Mainly paved with side gate

