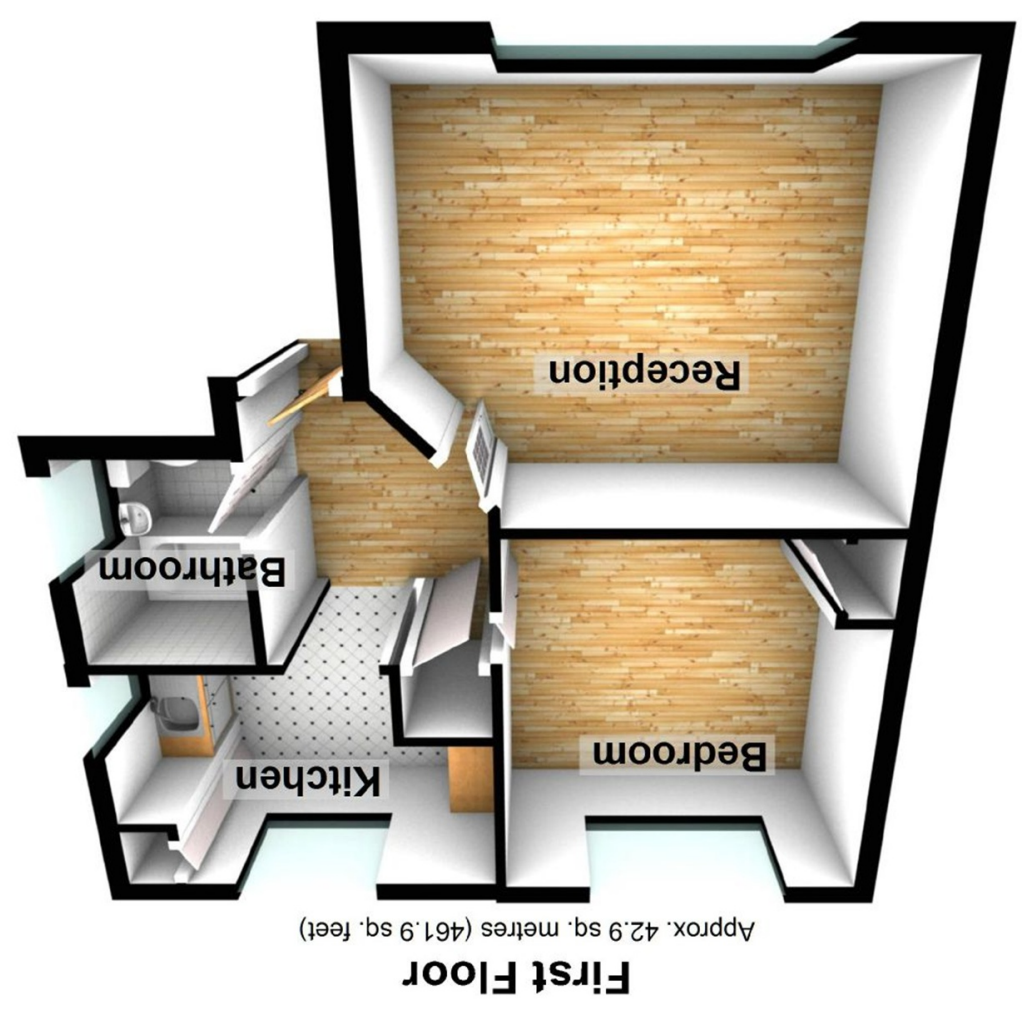


Energy Efficiency Rating	
Current	Potential
78	69
Very energy efficient - lower running costs (92 to 100) A (81 to 91) B (69 to 80) C (55 to 68) D (39 to 54) E (21 to 38) F (1 to 20) G Not energy efficient - higher running costs	
EU Directive 2002/91/EC England, Wales & N.Ireland	

Total area: approx. 42.9 sq. metres (461.9 sq. feet)



78a Gifford Gardens, Hanwell, LONDON. W7 3AW.

£279,950





Keen on outside space ? This one bedroom purpose built first floor flat comes with an unusually large private garden! The property is being sold with no onward chain and is presented to the market in need of some cosmetic updating. Benefitting from a large double bedroom, reception, double glazed windows, gas central heating and storage to the loft.

The property is a short walk away from a good range of local shops, supermarket, bus services and Castle Bar park station (National Rail) which provides regular services into central London, a little further is Hanwell BR station with forthcoming Crossrail.

#### Reception

14' 6" x 11' 5" (4.42m x 3.48m) Front aspect double glazed window, radiator, laminate floor, fitted cupboard

#### Bathroom

Side aspect double glazed frosted window, panel enclosed bath with shower, pedestal wash hand basin, low level WC, tiled walls, heated towel rail

#### Kitchen

11' 5" x 7' 6" (3.48m x 2.29m) Side and rear aspect double glazed window, basic eye and base level units with stainless steel single drainer sink, radiator, wall mounted boiler, gas cooker point, laminate floor, plumbing and space for washing machine, larder cupboard

#### Bedroom

11' 11" x 10' 11" (3.63m x 3.33m) Rear aspect double glazed window, fitted wardrobe, radiator

#### Garden

mainly laid to lawn with mature shrub and tree borders

