

Energy Efficiency Rating	
Current	Potential
54	86
England, Wales & N.Ireland EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92 to 100) B (81 to 91) C (69 to 80) D (55 to 68) E (39 to 54) F (21 to 38) G (1 to 20)	

Mayfield Gardens, W7

LABOUR POINTS: 86,354,918

GROSS INTERNAL AREA: 133.46 sqm / 1436.55 sqft

CAPTURE DATE: 20/04/2022

133.46 sqm / 1436.55 sqft

102.99 sqm / 1102.12 sqft

177.5 sqm / 1910.6 sqft

5.03 sqm / 54.14 sqft

Ground Floor

RECEPTION: 4.10m x 3.20m (13.31 x 10.50)

DINING ROOM: 4.09m x 3.05m (13.26 x 9.99)

KITCHEN: 2.84m x 2.22m (9.32 x 7.28)

PATIO: 15.44m x 6.21m (50.68 x 20.37)

OUTBUILDING: 4.05m x 1.88m (13.29 x 6.14)

STORAGE: 0.37 sqm / 0.03 sqft

TOILET: 0.86m x 1.16m (2.82 x 3.81)

BATHROOM: 1.13 sqm / 12.09 sqft

APPROX. 5.00m x 4.60m (16.40 x 15.10)

First Floor

REAR BEDROOM: 3.89m x 3.05m (12.76 x 9.69)

MIDDLE BEDROOM: 4.24m x 3.18m (13.78 x 10.27)

FRONT BEDROOM: 2.62m x 2.14m (8.60 x 7.02)

BATHROOM: 1.93m x 1.07m (6.33 x 3.51)

TOILET: 0.86m x 1.16m (2.82 x 3.81)

W.C.: 0.37 sqm / 0.03 sqft

Second Floor

MAIN BEDROOM: 5.01m x 4.97m (16.44 x 16.31)

TOILET: 0.37 sqm / 0.03 sqft



68 Mayfield Gardens, London. W7 3RH.

£800,000



Unique opportunity to acquire this large four bedroom semi detached house, that comes with a special benefit of a fully sound proofed detached music studio at the rear of the garden. The family home offers a wealth of accommodation over the three floors with four bedrooms and two bathrooms. On the ground floor there are two receptions the front having a lovely wood burner and a modern kitchen. Outside is a well presented garden and off street parking for two cars.



The house is situated close to local shops, restaurants and day to day services and transport links provided by the Greenford Avenue. Hanwell Station is also accessible providing direct access into Paddington and becoming part of the new up and coming Elizabeth Line (Crossrail) . With good local secondary and primary schools including Mayfield Primary School all but a short walk away.

Front Reception

Front aspect bay window, storage into alcove, wood burner set in fireplace, stained wood floor, radiator

Rear Reception

Rear aspect window and door to garden, storage into alcoves, stained wood floor, radiator



Kitchen

Two rear aspect windows, range of modern eye and base level units, stainless steel one and half bowl sink, electric hob with extractor over and oven under, wall mounted boiler, plumbing and space for washing machine, spot lights

Bedroom 1

Front aspect bay window, radiator, fitted wardrobes

Bedroom 2

Rear aspect double glazed window, radiator, fitted wardrobes

Bedroom 3

Front aspect window, radiator

Family Bathroom

Dual aspect windows, large panel enclosed bath with shower attachment, low level WC, vanity wash hand basin, heated towel rail, tiled walls and floor, spot lights

Bedroom 4

Rear aspect window with a front aspect velux, radiator, laminate floor, storage into eaves

En Suite

Rear aspect window, panel enclosed bath with shower attachment, low level WC, pedestal wash hand basin, tiled walls, spot lights

Garden

Patio area leading onto artificial lawn with flower bed and tree borders, outside tap, side gate

Music Studio

Professionally fully sound proofed with power and light . Also has a separate storage room

