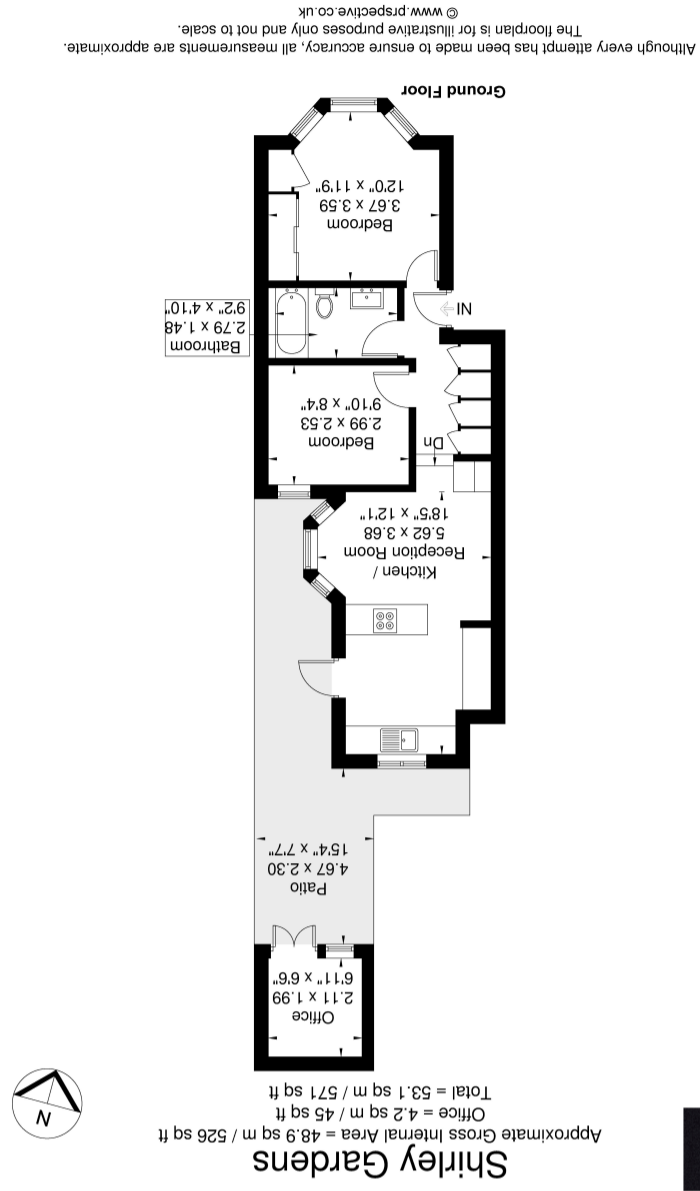


Energy Efficiency Rating	
Current	Potential
77	80

Energy Efficiency Rating	
Very energy efficient - lower running costs	Not energy efficient - higher running costs
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	

England, Scotland & Wales
 EU Directive 2002/91/EC



37 Shirley Gardens, London. W7 3PT.

£450,000

This charming Victorian conversion offers a beautifully presented and thoughtfully extended living space that seamlessly blends period character with contemporary finishes. Situated on the ground floor with its own private entrance, the property provides excellent privacy and independence within a classic period conversion. Approaching via the well-maintained street, the attractive brick façade with bay windows sets an appealing tone, while the home benefits from a superb location on the borders of Hanwell and West Ealing.

Upon entering, the hallway impresses with herringbone wood flooring that flows throughout much of the ground floor level of the maisonette, creating a sense of light and continuity, complemented by generous built-in storage for practical everyday living. The heart of the home is the stunning open-plan kitchen/reception room, a bright and sociable space ideal for modern living and entertaining. The kitchen showcases elegant sage green cabinetry, sleek white work surfaces, a contemporary island with breakfast bar seating for casual meals, and high-end integrated appliances. Natural light floods in through large windows and the bay, enhanced by stylish pendant lighting and neutral tones that create an airy, welcoming atmosphere.

Both double bedrooms offer generous proportions. The principal bedroom features a large window flooding the space with natural light and benefits from an impressive bank of built-in mirrored wardrobes providing abundant storage, while the second double bedroom is equally versatile, easily accommodating a double bed, furniture, and additional storage solutions. The stunning modern bathroom, a true highlight with its contemporary grey marble-effect wall tiling, creating a luxurious spa-like sanctuary that perfectly complements the home's high-spec interior.

Outside, a convenient private rear patio and garden, a delightful outdoor oasis with tiled flooring, mature planting for privacy, and a modern garden studio/office that provides versatile additional space—ideal for remote working.

Conveniently located, the property is within easy reach of the vibrant shops, cafés, and amenities of both Hanwell and West Ealing Broadway, offering excellent everyday convenience. Commuters will particularly appreciate the proximity to Hanwell Elizabeth Line station, providing fast and direct links to central London, Heathrow, and beyond. With high-spec fixtures including plantation shutters, contemporary lighting, quality flooring, and meticulous maintenance throughout, this turnkey maisonette represents a rare opportunity to acquire a stylish, characterful home in a highly sought-after West London location. Whether for a professional couple, young family, or those seeking low-maintenance living with superb connectivity,

Offered to the market with no chain, this is a must for your viewing list!

Kitchen / Reception Room:

5.62m x 3.68m (18'5" x 12'1")

Bedroom 1

3.67m x 3.59m (12'0" x 11'9")

Bedroom 2

2.99m x 2.53m (9'10" x 8'4")

Bathroom

2.79m x 1.48m (9'2" x 4'10")

Office

2.11m x 1.99m (6'11" x 6'6")

