







## About the property

What the owner loves ❤️ :

Although I am really excited for the next chapter in my life, I am really sad that I'm having to sell my flat. This flat has been my pride and my joy over the last five years and I have spent a lot of time and effort into making the flat what it is today.

When I purchased the flat in 2020, it needed a lot of love and affection – everything needed modernising. The only thing that hasn't changed is the stunning original parquet flooring in the living room.

I've made the flat into a cosy home that I am so proud of, and I'm hoping its next owner will enjoy their time here as much as I have. I have spent many hours in the garden enjoying the sun trap and having several BBQs.

Gifford Gardens is a quiet area with non-permit on-street parking, and the area itself is a prime location with local amenities just around the corner. I have always found it a super convenient location. There's a bus stop on Gifford Gardens and also another just a few minutes' walk away that goes into Ealing. Hanwell train station is just a 20-minute walk, and you can be in central London within 20 minutes – which is amazing.



### Key features

- Wonderful Ground Floor Flat
- Beautifully Refurbished Throughout
- Walking Distance to Elizabeth Line
- Generous South-Facing Garden
- Surrounded by Green Spaces
- Over 500 Sq Ft
- Buyer Information Pack Available
- Chic & Characterful

### Material information

- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£000,000**
- Lease Start Date - **01/01/1981**
- Lease Duration - **220 years**
- Lease Years Remaining - **175 years**
- Service Charge - **£64.23 monthly**
- Ground Rent - **£10 weekly**

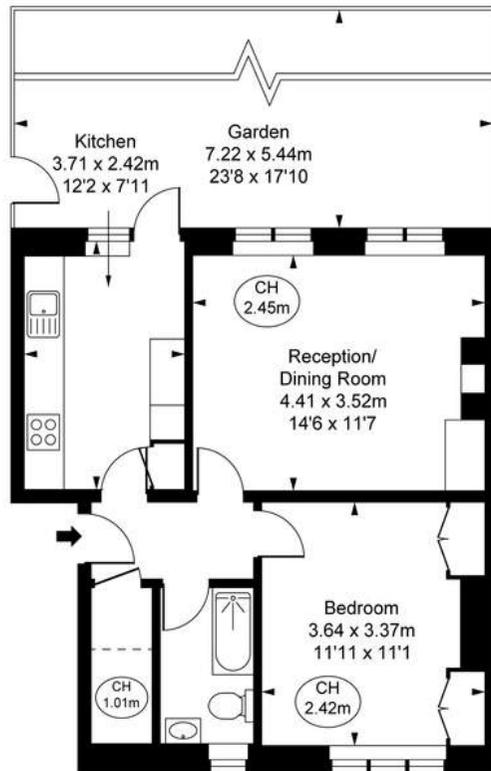


**PAUL LESLIE**

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**Gifford Gardens, W7**  
Approximate Gross Internal Area  
**47.16 sq m / 508 sq ft**

( Including restricted height  
under 1.5m [-----] )  
( CH = Ceiling Heights )



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			