



SHIRLEY GARDENS, HANWELL, LONDON, W7

Guide Price: **£375,000**







About the property

What the owner loves ❤️:

As soon as I saw the flat, I knew I had to buy it... I loved the fact it had a sunny private garden and space to entertain inside; it made the ideal first home for me. I have such fond memories of my time at the flat. I lived there for nearly 10 years before life took me out of London, and now I have a young family, so I want to ensure that the flat has a new owner who will love it as much as I did!

The flat is in a quiet tree-lined cul-de-sac but within easy reach of all the amenities that Ealing has to offer. There is a bus stop at the end of the road, and all the shops you need are on your doorstep, from Sainsburys to Waitrose, Lidl, and Cudi! West Ealing, Ealing and Northfields stations are all nearby, which means everything is really accessible, and commuting is so easy. I never felt far from anything, with easy cycle routes into Paddington (where I worked) and down to Kew and Richmond Park and now with the Elizabeth line this is the perfect place to be based!



Key features

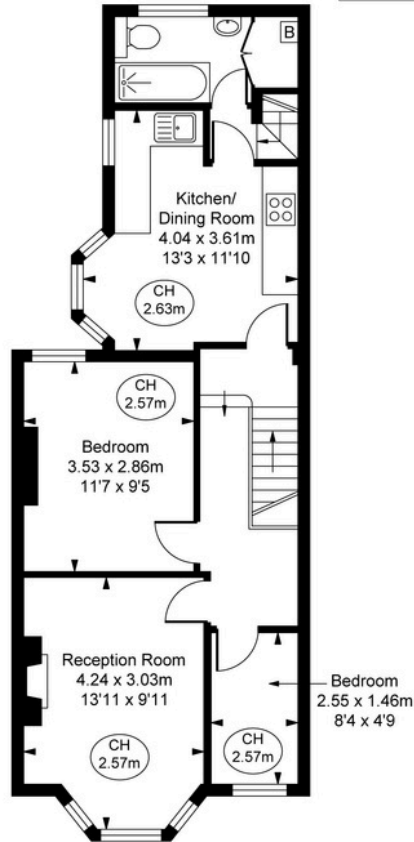
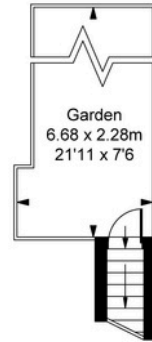
- Beautiful Period Property
- Fantastic Transport Links
- Sunny Private Garden
- Quiet Cul-De-Sac
- Original Charm & Character
- Residents Permit Parking
- Abundance of Natural Light
- Generous Footprint
- Plentiful Storage
- Buyer information pack available on request

Material information

- Tenure - **Share of Freehold**
- Council Tax - **Band C**
- Guide Price - **£375,000**



Shirley Gardens, W7
Approximate Gross Internal Area
53.37 sq m / 574 sq ft
(CH = Ceiling Heights)



Ground Floor Entrance
Approximate Gross Internal Area
0.64 sq m / 7 sq ft

First Floor
Approximate Gross Internal Area
52.73 sq m / 568 sq ft

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. © Fulham Performance



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	72	82