SALES · LETTINGS · MANAGEMENT

## PHILIP WOOLLER



VALETTA ROAD W3 • ASKEW ROAD AREA £665,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom
- Reception room
- Kitchen / dining area open plan
- Large south facing garden
- Wide gated access at rear
- Close to Askew Road's shops and cafes
- Lovely open southerly aspect

Type Ground floor garden flat

Gross internal floor area 775 sq ft / 72 sq m approx.

Nearest stations Stamford Brook (District Line) and Turnham Green Terrace (District and Piccadilly Lines) SALES · LETTINGS · MANAGEMENT

## PHILIP WOOLLER

### Valetta Road, W3 Approximate gross internal area 72 sq m / 775 sq ft Ŧ GARDEN 41'4 x 18'4 (12.6m x 5.6m) r - 1 KITCHEN/ RECEPTION 30'6 x 11'10 (9.3m x 3.6m) BATHROOM 8'6 x 5'11 (2.6m x 1.8m) BEDROOM 10'10 x 10'6 (3.3m x 3.2m) BEDROOM 13'9 x 10'6 (4.2m x 3.2m) GROUND FLOOR

Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594 Illustration for identification purposes only, not to scale All measurements are maximum, and include wardrobes and window bays where applicable SALES · LETTINGS · MANAGEMENT

# PHILIP WOOLLER

#### IMPORTANT NOTICE

 Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The position relating to the property may change without notice.