
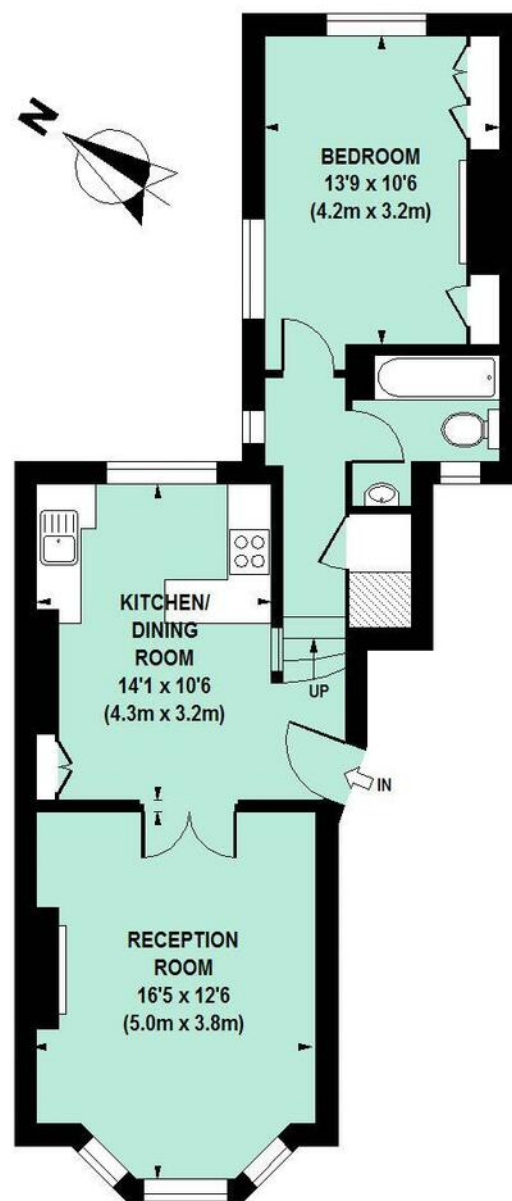


## Boscombe Road, W12

Approximate gross internal area  
57 sq m / 614 sq ft

 Under 1.5m head height



RAISED 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

### IMPORTANT NOTICE

1. 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).  
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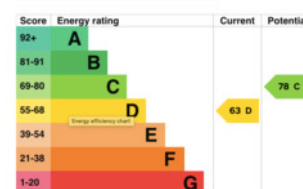
the time they were taken. Areas, measurements and distances given are approximate only.  
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4. VAT: The position relating to the property may change without notice.

### EPC

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

SALES • LETTINGS • MANAGEMENT

# PHILIP WOOLLER

## LET AGREED



BOSCOMBE ROAD W12 • ASKEW ROAD AREA  
WEEKLY RENTAL OF £435

- 1 double bedroom
- Bathroom
- Reception room
- Well equipped kitchen / breakfast room
- Split - level layout
- High ceilings and tall interconnecting doors
- EPC - D

Type  
Ground floor flat

Gross internal floor area  
614 sq ft / 57 sq m approx.

Nearest stations  
Goldhawk Road and Shepherd's Bush Market (Hamm. & City and Circle Lines)

Council Tax Band  
D

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Arranged over the split level ground floor of one of these beautiful, quietly positioned Boscombe Road Victorian houses. The flat occupies the original ground floor reception space and keeps some wonderful fireplaces and tall interconnecting double doors, which can be opened to maximise light and the rather grand feel - as well as make the most of the unusually private and leafy aspect at the rear. Internal stairs lead up to a double bedroom with another nice fireplace and a very green double aspect which gives a sense of privacy and seclusion. The property is part of a terrace of attractive houses in the section of Boscombe Road just below the junction with Findon Road. It is a prime and much favoured W12 street with Ravenscourt Park and Askew Road within a short walk. The shopping and transports hubs of Hammersmith and Westfield are within easy reach and Goldhawk Road or Shepherd's Bush Market tubes, along with Uxbridge Road's eclectic mix of shops, restaurants and theaters are also close at hand.

