

Percy Road, W12

Approximate Gross Internal Area 107 sq m / 1152 sq ft  
Including Eaves Storage of 8 sq m / 86 sq ft

SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER  
FOR SALE



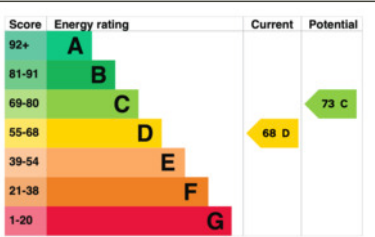
PERCY ROAD W12 • ASKEW ROAD AREA  
£850,000 SHARE OF FREEHOLD

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).  
2. 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 alterations 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.

EPC



- 3 double bedrooms
  - 2 bathrooms (1 is en suite)
  - Reception / dining room
  - Plain English Kitchen open plan
  - Roof terrace with rooftop views
  - High quality cabinetry
  - Eaves storage
  - Share of freehold - 973 years remaining
  - EPC - D 68
- Type  
Upper Maisonette
- Gross internal floor area  
1152 sq ft / 107 sq m approx.
- Nearest stations  
Stamford Brook (District Line) Goldhawk Road (Hamm & City and Circle Lines)





An incredibly light and well designed three bedroom upper maisonette with a modern yet homely interior feel. A real hideaway in the city with lovely open reception / kitchen space with stunning roof-top views and good sized terrace. With a three evenly sized double bedroom - two bathroom layout , this maisonette offers highly versatile and rarely found space - embellished with high end joinery and fittings throughout.

The flat is situated towards the southern end of Percy Road just off the villagey Askew Road. Ravenscourt and Wendell Park are close by - as are the further shopping and transport hubs of Hammersmith and Westfield. The east-west 94 bus routes and Stamford Brook tube or Goldhawk Road tube are all within a few minutes walk.

