

FIRST FLOOR

SECOND 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). 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.

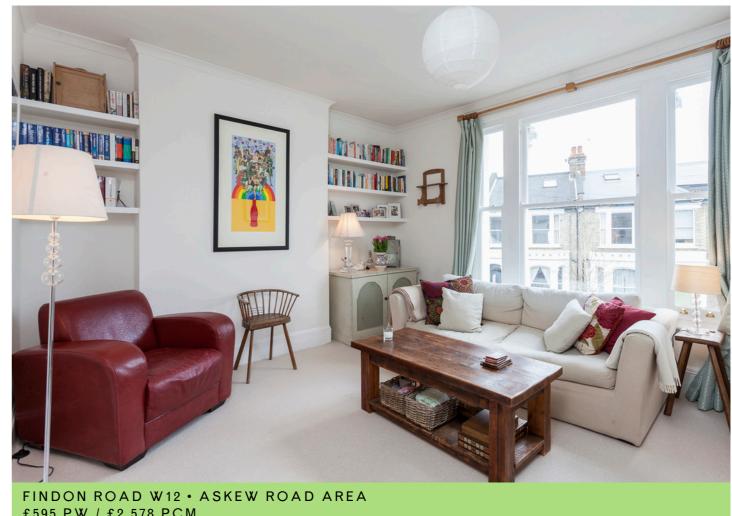
4. VAT: The position relating to the property may change without notice.

39-54

EPC

SALES · LETTINGS · MANAGEMENT

PHILIP WOOLLER TO LET



£595 PW / £2,578 PCM

- 2 double bedrooms
- Bathroom
- Shower room en suite
- · Reception room
- · Kitchen open plan
- · Roof terrace with open aspect
- Wonderful light
- · Good storage

Type Upper maisonette with terrace

Gross internal floor area 1,001 sq ft / 93 sq m approx. inc eaves storage

Nearest stations Goldhawk Road (Hamm. & City and Circle Lines) Ravenscourt Park (District Line)

Council Tax Band С







A quite beautifully finished maisonette over the top two floors of this wide end terraced period building. It has a great combination of good first floor ceiling height, impressive width and large sash windows which really bring in the light. With generous bedrooms, including wonderful top floor master suite and roof terrace with outdoor furniture, this property is desirably positioned in this quiet and highly favoured street.

Ravenscourt Park is within a short walk, so too is Wendell Park, numerous good schools and the shopping and transports hubs of Hammersmith and Westfield. Shepherd's Bush Market and Goldhawk Road tube and Uxbridge and Askew Road's eclectic mix of shops and restaurants are all within a few minutes walk.



