

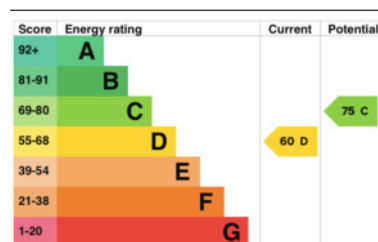


#### IMPORTANT NOTICE

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



SALES • LETTINGS • MANAGEMENT

## PHILIP WOOLLER

### FOR SALE



PERCY ROAD, LONDON • ASKEW ROAD AREA  
£1,950,000 FREEHOLD

- 4 double bedrooms
- 2 bathrooms (1 en-suite)
- Shower room en-suite
- Cloakroom and utility room
- 2 interconnecting reception rooms
- Fabulous kitchen / dining / family room
- Underfloor heating
- Mature garden with studio
- EPC - D 60

Type  
Victorian family house

Gross internal floor area  
2411 sq ft / 224 sq m incl.studio

Nearest stations  
Shepherds Bush Market





A wonderful bay fronted villa, creatively extended to maximise light and entertaining / reception space. The kitchen family room is over 30' deep and offers a lovely view over the generous garden which has a good sized studio / workspace. The house offers a highly versatile layout and would suit a wide range of family requirements, and offers that elusive blend of period character with bespoke additions that really enhance the green garden aspect, as well the architectural look of the rear elevation.

Percy Road is a popular family orientated street running east off the southern end of Askew Road. The house is nearer the Uxbridge Road end just north of Findon Road. Shops on Askew Road and Uxbridge Road and both Ravenscourt and Wendell Parks are close by. Numerous good schools and the further shopping and transport hubs of Hammersmith and Westfield are all close to hand.

