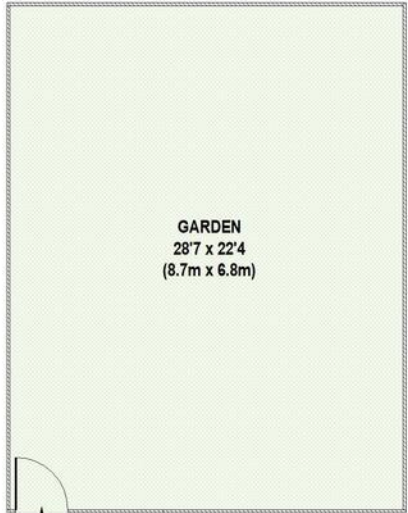


Binden Road, W12

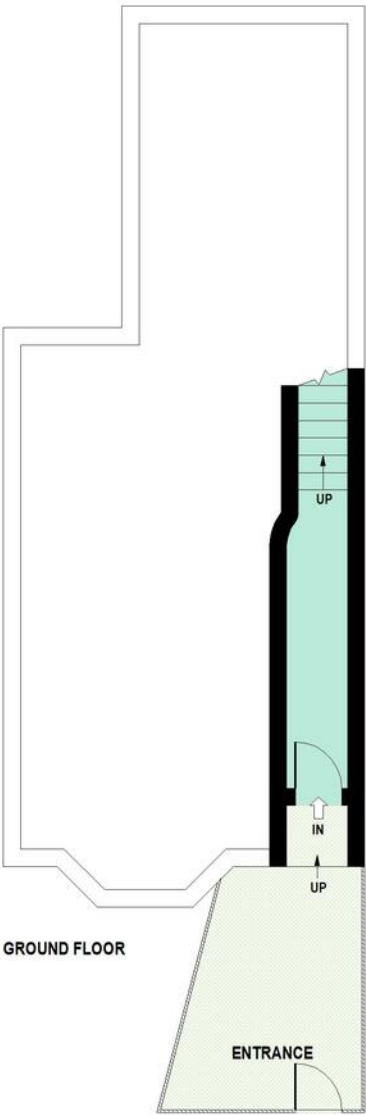
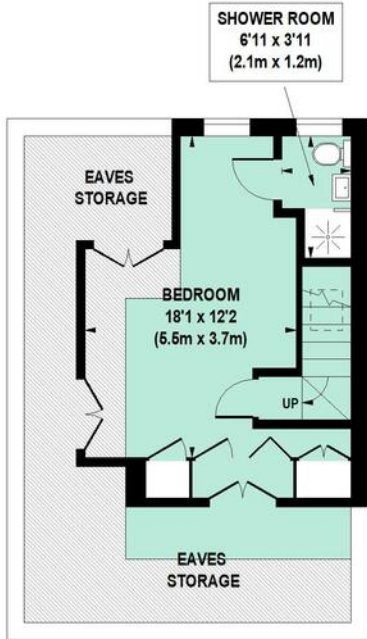
Approximate Gross Internal Area 125 sq m / 1346 sq ft
Including Eaves Storage of Approximately 21 sq m / 226 sq ft

Under 1.5m head height



ACCESS
VIA
R.O. WAY

GROUND FLOOR



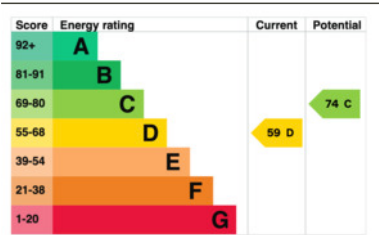
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

IMPORTANT NOTICE

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

EPC



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER
FOR SALE



BINDEN ROAD W12 • WENDELL PARK
£895,000 LEASEHOLD

- 2 double bedrooms
- Bathroom and shower room en suite
- Generous reception room
- Refitted kitchen / breakfast room
- Good sized garden
- Storage
- Quiet street
- Leasehold - 160 years
- EPC - D

Type
Upper maisonette

Gross internal floor area
1324 sq ft / 123 sq m approx.

Nearest stations
Stamford Brook (District Line)



A spacious maisonette with garden - rare to find amongst the houses within this prime W12 location. This bright and airy home is arranged over the first and loft floor of a former semi-detached house and has its own entrance. It has largely been refurbished including an ensuite extension, partly new roof and kitchen with integrated appliances, and is designed to provide flexibility to suit your lifestyle (a through sitting / dining room or two large double bedrooms). It can be occupied immediately enabling you to enjoy the peaceful location and generous garden with patio sun trap. The surrounding gardens and attractive street give a bright open aspect. Binden Road runs between Rylett Road and Rylett Crescent, to the west of Askew Road. Wendell and Ravenscourt Parks are a short walk, as are Stamford Brook and Ravenscourt Park tubes. The proximity of schools, green spaces, shops, cafes and transport hubs make this the perfect location.

