

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 31 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 638 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 669 SQ FT / 62 SQM

Ref: PW

Copyright **photo**plan

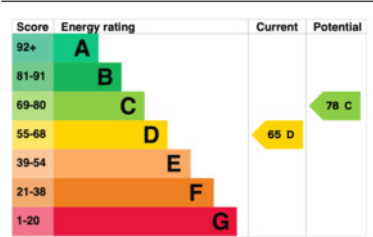
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EPC



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER
FOR SALE



ST ELMO ROAD W12 • WENDELL PARK
£445,000 SHARE OF FREEHOLD

- Double bedroom with large wardrobes
- Refitted bathroom
- 16'5 reception room with fireplace
- Eat-in separate kitchen
- Ground floor entrance
- Planning for 2nd bed / study (ref.2022 / 01325)
- Drawing available
- Share of freehold - 952 years
- EPC - D

Type
First floor flat

Gross internal floor area
669 sq ft / 62 sq m approx.

Nearest stations
Stamford Brook (District Line) Shepherd's
Bush Market (Hamm & City and Circle Lines)



A bright split level first floor flat arranged over the top floor of this attractive semi detached period house. The bay fronted reception room is impressive and enjoys the full width of the building, and a generous double bedroom is situated at the rear of the flat. Both the eat-in kitchen and recently fitted bathroom are well equipped and the flat is also offered with current planning permission (expires Jan 2026) to create a second bed / study above the existing bedroom. A relatively recent planning concession in this picturesque street.

Located quietly and surrounded by similar attractive villas, the southern end of St Elmo Road is particularly sought after and runs west off the upper end of Askew Road. It is within easy reach of tubes and parks, and minutes from local bus routes which give ease of access to Hammersmith Broadway, Westfield and The Central Line tube and mainline stations. Askew Road has a large and ever improving range of local shops and cafes to make life easy.

