

 Under 1.5m head height



PHILIP WOOLLER
FOR SALE



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



- 3 bedrooms
- 2 bathrooms (1 en-suite)
- Large kitchen - dining room
- Separate living room
- 32 ft south-facing garden
- Upper maisonette, own front door
- Fully extended and refurbished
- Leasehold - 106 years remaining
- EPC - C

Nearest stations
Stamford Brook / Turnham Green (District
Line)



An extended and well refurbished three bedroom maisonette with south-facing garden and own front door. Arranged over first floor and converted loft, the property provides extremely generous and versatile space. On the first floor is a bay fronted reception to the front, two bedrooms and family bathroom; to the rear is a smart kitchen with generous dining room. Stairs lead up to the loft for the largest bedroom which includes fitted wardrobes and an en-suite bathroom. An external staircase leads from the kitchen down to a neat 32 ft long garden which is laid with decking and artificial grass, with a shed at the back. The renovation has been well executed and this is a wonderful home.

The property is situated west of Askew Road, a short walk from both Wendell and Acton Parks, as well as good local schools such as Wendell Park and Southfields primaries and the Ark academies. The shopping and transport hubs of Hammersmith and Westfield are within easy reach; the 607 bus route east along Uxbridge Road provides the fastest access to the Central Line tube. Stamford Brook or Turnham Green Terrace tubes are an approximate 15 minute walk.

