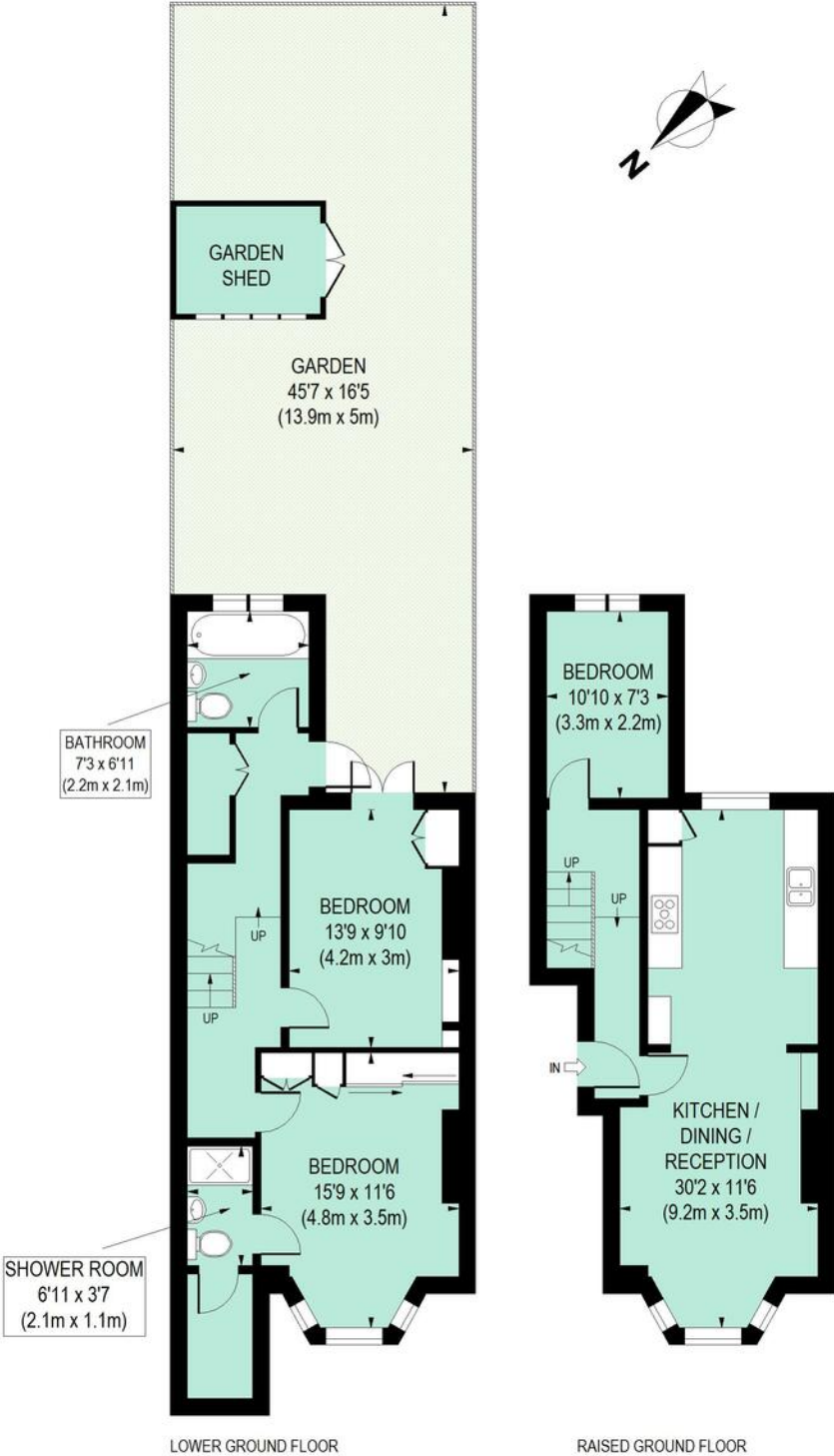


Goodwin Road, W12

Approximate Gross Internal Area 94 sq m / 1012 sq ft



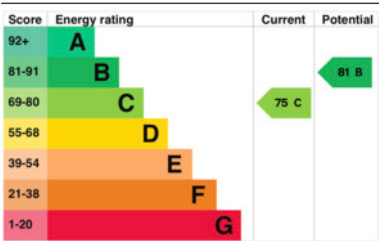
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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

EPC



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER
FOR SALE



GOODWIN ROAD W12 • ASKEW ROAD AREA
£795,000 LEASEHOLD

- 3 bedroom lower maisonette
- Backing onto Cathnor Park
- Good ceiling heights
- 30ft living-dining-kitchen
- 45ft south-east facing garden
- 2 bathrooms (1 en-suite)
- Good storage
- Leasehold - 89 yrs rem. (extension being sought)
- EPC - C

Type
Victorian garden maisonette

Gross internal floor area
1012 sq ft / 94 sq m approx.

Nearest stations
Goldhawk Road (Hamm. & City and Circle Lines) Shepherds Bush (Central Line and Overground station)



This raised and lower ground floor maisonette has been fully refurbished to provide a well laid out family home. Entering via the common hallway, the raised ground floor is opened up front to back with a light-filled 30ft living/ kitchen/ dining room with good ceiling heights. Steps lead down at the rear to a small bedroom and the main stair leads to the lower ground floor where there are two large double bedrooms (with good storage) and two bathrooms (incl one en-suite). There is extra storage under the main house front steps accessed via the en-suite. A door at the back leads out on the 45ft garden which is south-east facing and mainly paved and laid out with mature shrubs, planting and a garden shed. Goodwin Road is located at the southern end of Boscombe Road, a few minutes walk from Cathnor and Ravenscourt Park as well as local shops on Askew Road. The shopping and transports hubs of Hammersmith and Westfield are within easy reach and Goldhawk Road or Shepherd's Bush Market tubes (approx 10 minute walk), along with Uxbridge Road's eclectic mix of shops, restaurants and theatres are also close at hand.

