



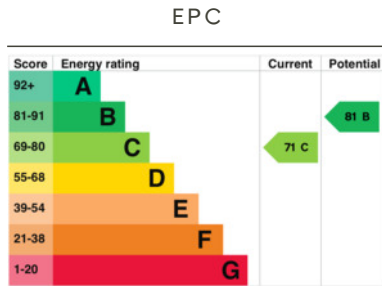
IMPORTANT NOTICE

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SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

FOR SALE

COBBOLD ROAD W12 • WENDELL PARK
£1,200,000 FREEHOLD

- | | | | | | | | |
|---|--|------|---------------------|---------------------------|-------------------------------|------------------|--|
| <ul style="list-style-type: none">• 4 double bedrooms• Bathroom and shower room en suite• 2 reception rooms• Kitchen / breakfast room• Garden - catches late sun• Eaves storage• Scope to further extend• Majority of sash windows double glazed• EPC - C | <table border="1"><tr><td>Type</td><td>Period family house</td></tr><tr><td>Gross internal floor area</td><td>1442 sq ft / 134 sq m approx.</td></tr><tr><td>Nearest stations</td><td>Stamford Brook (District Line) Goldhawk Road (Hamm. & City and Circle Lines)</td></tr></table> | Type | Period family house | Gross internal floor area | 1442 sq ft / 134 sq m approx. | Nearest stations | Stamford Brook (District Line) Goldhawk Road (Hamm. & City and Circle Lines) |
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A pretty bay fronted Victorian house with excellent natural proportions and lovely family feel. It offers great light throughout and the rare flexibility (particularly for home working) of two ground floor reception rooms - these rooms could be opened up if required. The unextended kitchen allows dining space opening to a NW facing garden, but of course offers scope to extend into side return. The pod could also be added to the existing loft suite. All has been refurbished here with care and style and it is nice too see a house that offers such a good space with so much more potential for the future. Cobbold Road runs west off Askew Road all the way down to Emlyn Road and is always popular due to its proximity to Wendell Park and to local shops on Askew Road. It is an approximate 15 minute walk to Ravenscourt Park and Stamford Brook (District Line tube), and 5 minutes from the 94 bus route east and west on Goldhawk Road, which gives ease of access to Westfield and the Central Line tube and mainline stations. Two bus routes link Askew Road to Hammersmith Broadway in about a 5 minute journey.

