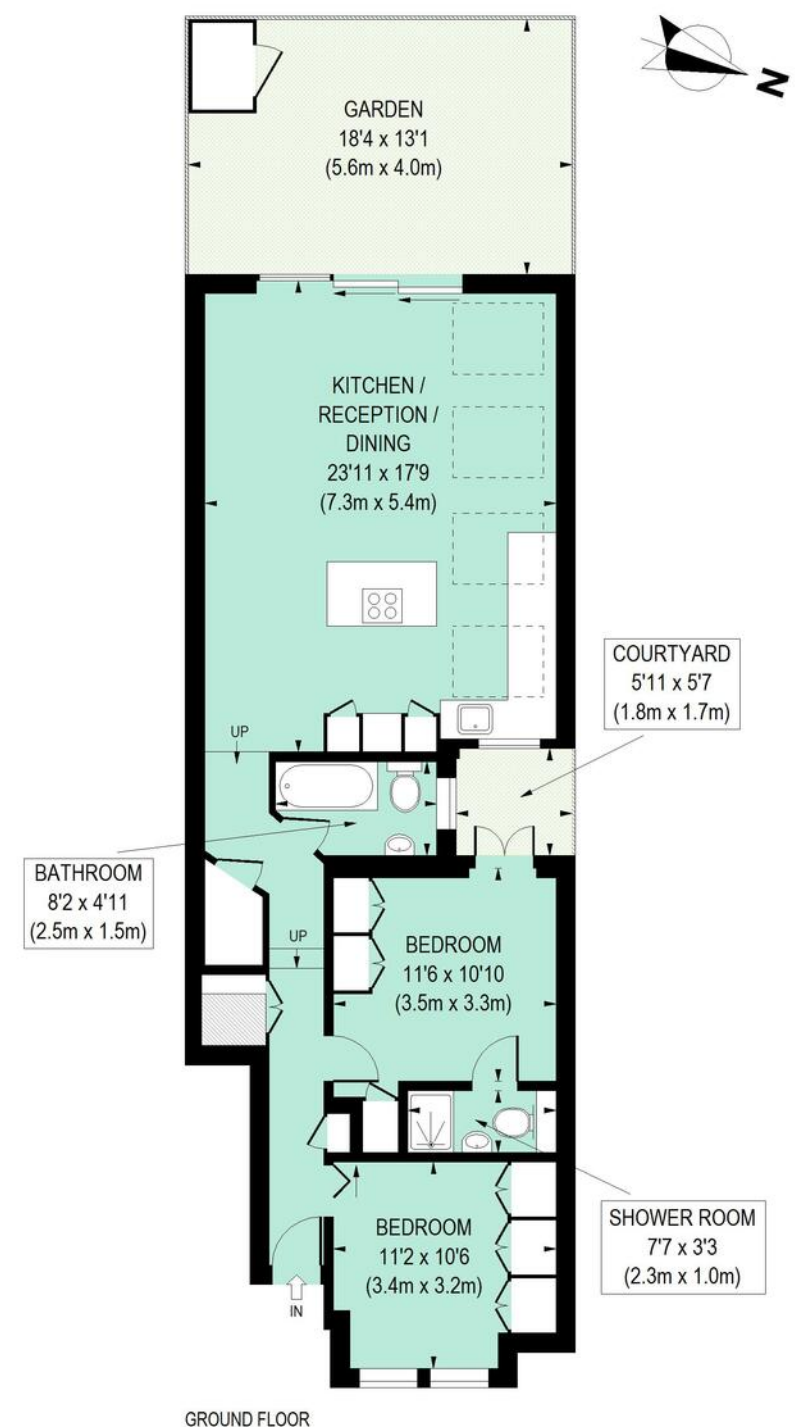


Collingbourne Road, W12
Approximate Gross Internal Area 80 sq m / 861 sq ft

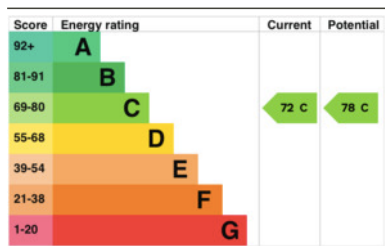


GROUND FLOOR
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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



COLLINGBOURNE ROAD W12 • SHEPHERD'S BUSH
£765,000 SHARE OF FREEHOLD

- 2 double bedrooms
- 2 bathrooms
- Large kitchen-dining-living space
- Pretty west-facing courtyard garden
- Own front door
- Fully extended with good natural light
- Good access to transport
- Share of freehold (underlying lease 989 years)
- EPC - C

Type
Edwardian garden flat

Gross internal floor area
861 sq ft / 80 sq m approx.

Nearest stations
Shepherd's Bush Market (Hamm. & City and Circle Line)



A well-designed garden flat with its own front door that offers a wonderfully large extended reception-dining-kitchen space leading via bi-folding doors onto a pretty west-facing paved garden. With this spacious and light living space at the rear, the front is dedicated to the two double bedrooms (both with fitted wardrobes) and two bathrooms (1 en-suite). There is further storage in the hallway. Collingbourne Road lies just north of Uxbridge Road. Ravenscourt Park is within easy reach, as is Wormholt Park, numerous good schools and the shopping and transports hubs of Hammersmith and Westfield. East-West bus routes, Shepherd's Bush Market tube and Uxbridge Road's eclectic mix of shops, restaurants and theatres are all within a few minutes walk.

