

IMPORTANT NOTICE

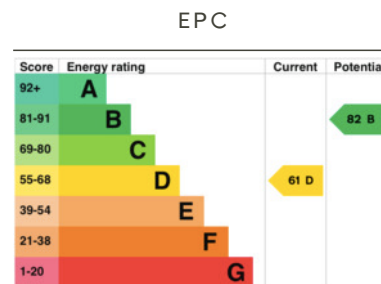
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the time they were taken. Areas, measurements and distances given are approximate only.

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



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER FOR SALE



COBBOLD ROAD W12 • WENDELL PARK
£895,000 FREEHOLD

- 2 double bedrooms
- Bathroom
- Double reception room
- Kitchen
- Galleried landing adding light
- South facing garden
- Good scope to extend
- EPC - D

Type
Victorian cottage

Gross internal floor area
969 sq ft / 90 sq m approx.

Nearest stations
Stamford Brook (District Line) Goldhawk Road (Hamm. & City and Circle Lines)



This attractive Victorian house has been improved and maintained over time but now offers potential to significantly extend and bring up to date. It would make a great house for a growing family to extend or for a down-sizer to just refurbish. The house has a nice south facing garden that picks up the sun, but importantly offers space for extension into side return. Upstairs there are two bedrooms and a generous bathroom as well as a galleried landing that brings light down into the kitchen below (there is space here for a smaller bathroom and a third bedroom) - along with loft space and pod room potential this house makes for a great project for the longer term. Cobbold Road runs west off Askew Road and is always popular due to its Victorian character and proximity to Wendell Park and to local shops. It is an approximate 15 minute walk to 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. Bus routes link Askew Road to Hammersmith Broadway in about a 10 minute journey.

