

IMPORTANT NOTICE

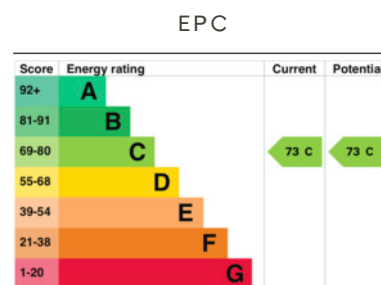
1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller 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).

2. Photos etc: The photographs show only certain parts of the property as they appeared at

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.



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

FOR SALE



FINDON ROAD W12 • SHEPHERD'S BUSH
£675,000 SHARE OF FREEHOLD

- Ground floor flat with own entrance (732 sq ft approx.)
- Potential to convert to 2 bedrooms
- 1 double bedroom
- Bathroom
- Double reception room
- Conservatory kitchen
- 48ft South-facing garden
- Share of freehold (with 966 year lease)
- EPC - C

Type
Ground floor garden flat

Gross internal floor area
732 sq ft / 68 sq m approx.

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



An elegant and generously scaled Victorian ground floor flat in this share of freehold converted house. Fully refurbished and offering good space internally with the benefit of its own private entrance and a 48ft south-facing garden. The finish is smart and stylish provides an ideal apartment for a professional couple or as a pied a terre. From its own front door, a hall leads to the generous double reception room with high ceilings and good light with period features such as bay window, cornices and fireplaces. The rear of the reception leads into the smartly fitted kitchen at the back which then opens on to the pretty south-facing garden which is paved and very private, with mature planting and shrubs. There is a double bedroom with garden aspect at the rear, plus bathroom. Findon Road is a short walk from Ravenscourt Park and numerous good schools, and shopping, cultural and transport hubs of Hammersmith and Shepherd's Bush.

