



#### 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



ROXWELL ROAD W12 • ASKEW ROAD AREA  
£1,350,000 FREEHOLD

- 4 double bedrooms
- Family bathroom and shower room en suite
- Cloakroom WC
- Original unextended kitchen/dining room
- Double reception room
- South facing garden
- Cellar/utility / workshop space
- Further storage
- EPC -

Type  
Victorian family house

Gross internal floor area  
1765 sq ft / 164 sq approx.

Nearest stations  
Stamford Brook (District Line) Shepherd's  
Bush Market (Hamm & City and Circle Lines)



A well proportioned Victorian family house on this quiet tree lined street within a desired pocket of W12, just east of Askew Road. The house, which is in good decorative order has been extended into the loft, but has a largely original ground floor footprint - with generous family kitchen / dining room giving onto a well maintained south facing garden. There is a formal double reception with stripped floorboards and fireplace, and four good double bedrooms upstairs served by a bathroom and shower room en suite at the top. There is useful eaves storage and further basement store/utility/workshop space. It has potential to extend into the garden but the kitchen is currently more than adequate and benefits from all the natural light from the garden and side return. Roxwell Road is a family orientated street quietly situated to the east of Askew Road, running between Vespan Road and Percy Road. Both Wendell and Ravenscourt Park are within a short walk, as are numerous good schools and the shopping and transport hubs of Hammersmith and Westfield.<br />

