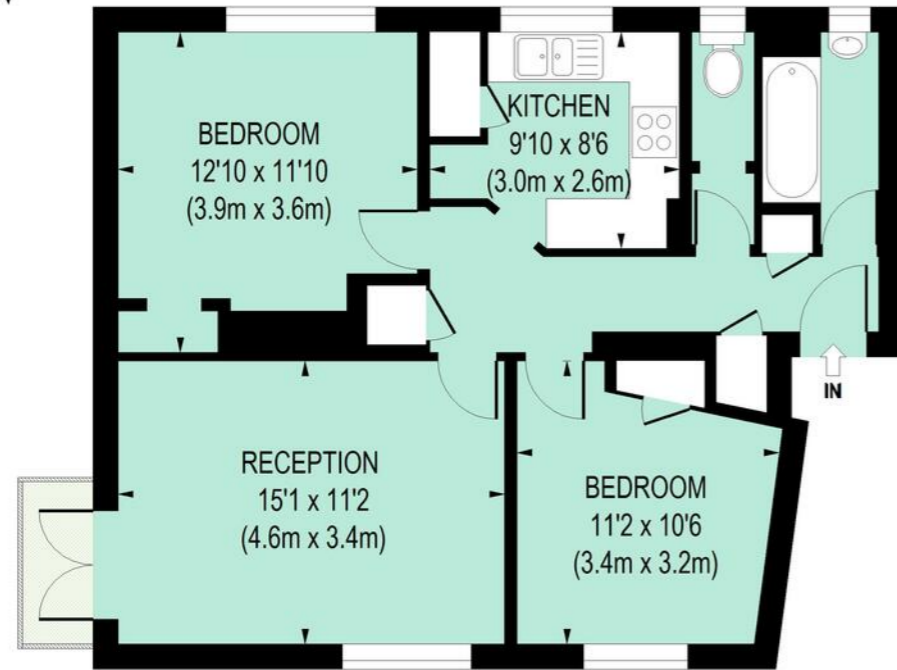




Kelmscott Gardens, W12
Approximate Gross Internal Area 62 sq m / 667 sq ft



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



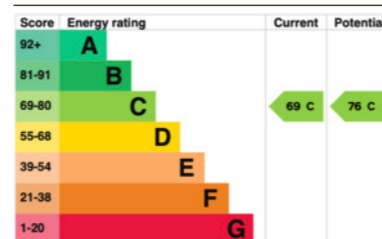
KELMSCOTT GARDENS, LONDON • ASKEW ROAD AREA
£425,000 LEASEHOLD

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.

EPC



- 2 double bedrooms
- Reception room with balcony
- Separate kitchen
- Bathroom and separate WC
- Good storage
- Communal gardens with mature trees
- Parking with LBHF permit
- Convenient for transport and Ravenscourt Park
- EPC - C

Type
Ground floor flat

Gross internal floor area
667 sq ft / 62 sq m approx.

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



A well presented ground floor flat close to Ravenscourt Park available for sale with no onward chain. The flat has superb internal light and has been recently redecorated. There are wooden floors throughout and a direct view on to the generous communal gardens which are well maintained and bordered by mature trees. The flat provides two double bedrooms, bathroom, separate WC, reception room with west-facing balcony, separate kitchen and three good storage cupboards. Kelmscott Gardens is at the southern end of Askew Road and has gated access and parking is available with a permit from LBHF council. The flat is near all the local shops, restaurants and delis or Askew Road and less than 10 minutes walk from Stamford Brook (District Line tube) and minutes from the open space of Ravenscourt Park. The east-west 94 bus route on Goldhawk Road gives ease of access to Westfield, the Central Line tube and mainline stations.

