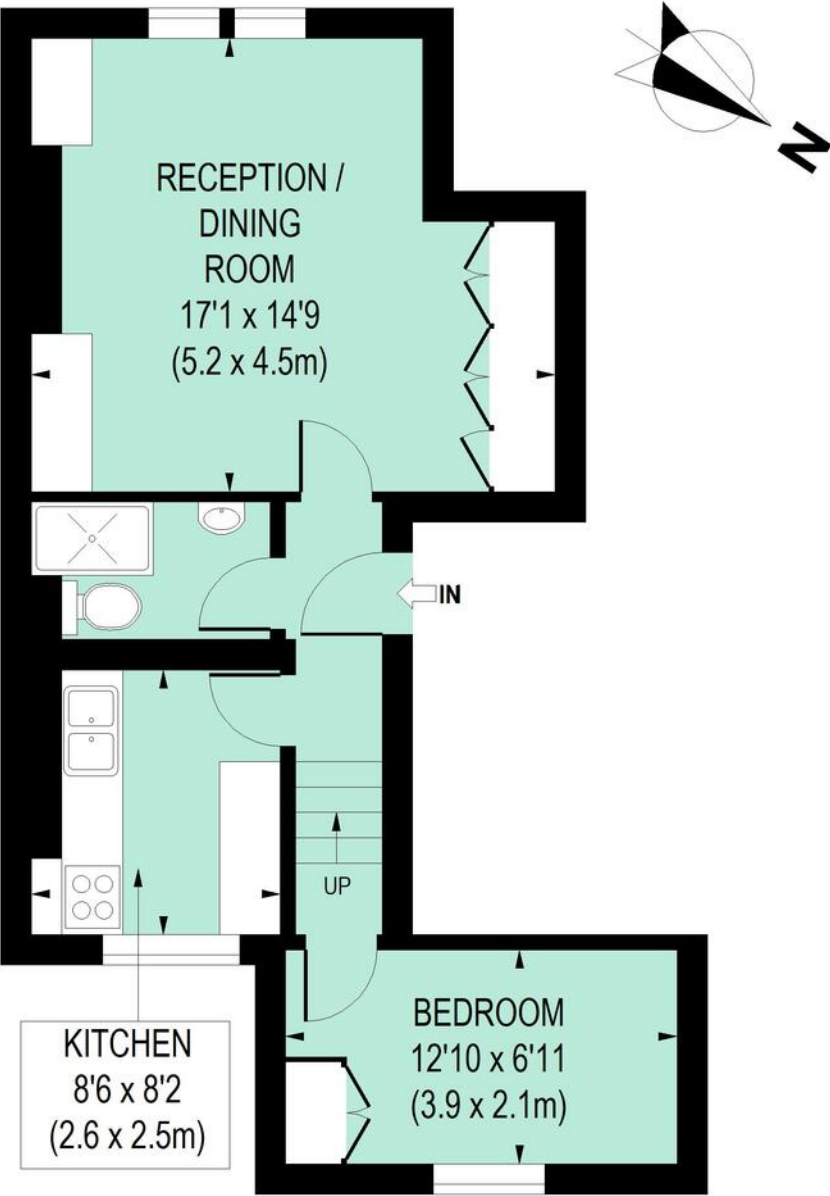


Paddenswick Road, W6

Approximate Gross Internal Area 44 sq m / 474 sq ft



FIRST 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

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SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER
FOR SALE



PADDENSWICK ROAD W6 • RAVENSCOURT PARK
£475,000 SHARE OF FREEHOLD

<ul style="list-style-type: none">• 1 bedroom• Reception room• Good storage• Separate kitchen• Bathroom• Good ceiling heights and natural light• A minute from Ravenscourt Park• Excellent transport links• EPC -	<table><tr><td>Type</td><td>Converted Victorian flat</td></tr><tr><td>Gross internal floor area</td><td>474 sq ft / 44 sq m approx.</td></tr><tr><td>Nearest stations</td><td>Ravenscourt Park (District Line) Goldhawk Road (Hamm. & City and Circle Lines)</td></tr></table>	Type	Converted Victorian flat	Gross internal floor area	474 sq ft / 44 sq m approx.	Nearest stations	Ravenscourt Park (District Line) Goldhawk Road (Hamm. & City and Circle Lines)
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An immaculately finished first floor flat in this Victorian end of terrace conversion minutes from Ravenscourt Park and tube. There are good ceiling heights throughout and nice split-level layout with great natural light. From the raised ground floor front door to the building, the flat is entered on the first floor. To the front is a good-sized reception room with good storage and an open south-westerly outlook along Ravenscourt Road. Behind is the smartly-presented bathroom and a neatly laid-out kitchen; down a few steps to the rear is the bedroom. The flat is one of four in this share of freehold building and offers a great first-time buy, pied a terre or investment - a great London pad. Paddenswick Road runs along the east side of Ravenscourt Park and is located just across the road from the park's north eastern entrance gate. Ravenscourt Park tube station is within a few minutes walk and buses also connect straight to the transport and shopping hub at Hammersmith Broadway, also only a 10 minute walk away.

