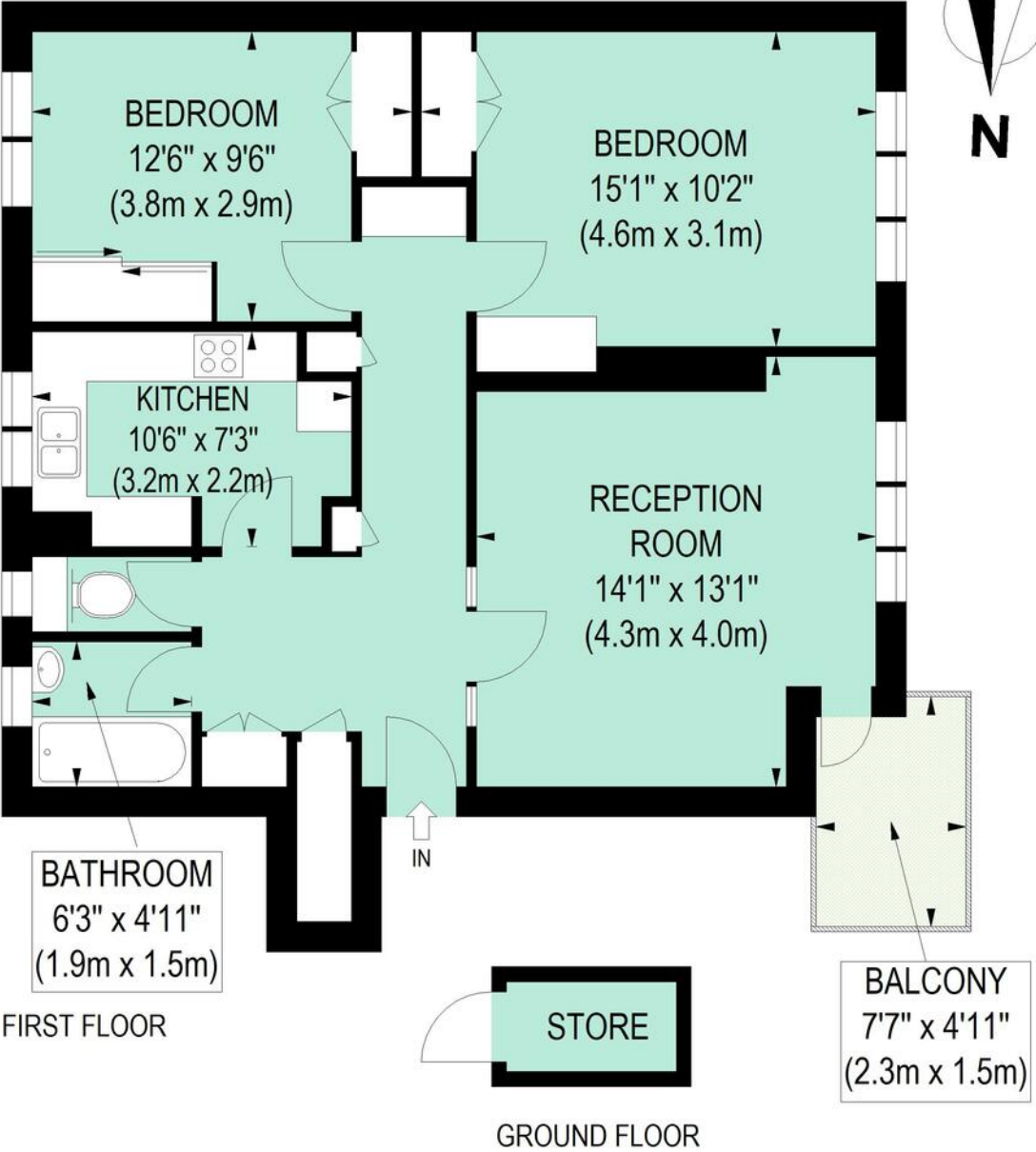


Elizabeth Gardens, W3

Approximate Gross Internal Area 64 sq m / 689 sq ft
(Excluding Store of Approximately 2 sq m / 22 sq ft)

SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER FOR SALE



ELIZABETH GARDENS W3 • ASKEW ROAD AREA
£375,000 LEASEHOLD

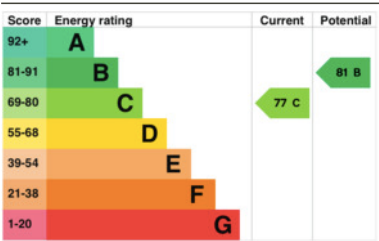
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

IMPORTANT NOTICE

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

EPC



- 2 double bedrooms
- Reception room with west-facing balcony
- Bathroom and separate WC
- Kitchen
- Double glazed throughout
- Good storage and extra ground floor store
- Generous communal gardens
- Leasehold - 86 yrs remaining
- EPC - C

Type
First floor flat

Gross internal floor area
689 sq ft / 64 sq m approx. excl. store

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



A well presented first floor flat in this post-war local authority building to the west side of Askew Road area, with no onward chain. The flat has excellent internal light and direct views on to the generous communal gardens and outlook to the west. The flat provides two double bedrooms, both with built-in wardrobes, a bathroom and separate WC, reception room with west-facing balcony, separate kitchen and several good storage cupboards. There are wood-effect floors and double-glazing throughout. There is also a separate locked store dedicated for the flat on the ground floor. Service charge includes ground rent and buildings insurance. Elizabeth Gardens is at the northern end of the Askew Road area and is accessed from Uxbridge Road. Parking is available with a permit from Ealing Council. The flat is near all the local shops, restaurants and cafes on Askew Road and a short walk to either Acton or Wendell Park and good local schools. Buses along Uxbridge Road (including the fast 607 service) provide the quickest links to the shopping and transport hubs of Shepherd's Bush (Central Line) or Acton.

