

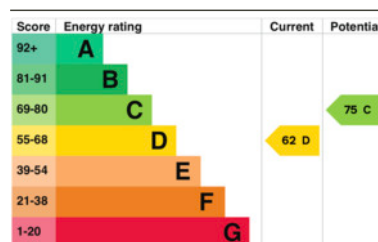
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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#### EPC



SALES • LETTINGS • MANAGEMENT

## PHILIP WOOLLER

### FOR SALE



GAYFORD ROAD W12 • ASKEW ROAD AREA  
£1,425,000 FREEHOLD

- 4 bedrooms
- 2 bathrooms and ground floor WC
- Double reception room
- Extended kitchen - dining room
- Walk-in wardrobe/laundry room
- Fully extended to a stylish finish
- Pretty courtyard garden
- EPC - D

Type  
Victorian terraced family house

Gross internal floor area  
1593 sq ft / 148 sq m approx.

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





A beautifully presented Victorian home. Updated in 2023, the house is elegant and well finished, and would suit those upsizing or downsizing. The hallway leads to a double reception room with bay window, cornicing and original fireplace, linking through to the extended kitchen-dining room. The kitchen is finished in painted wood-fronted cabinets, composite stone worktops and a central island. Bi-folding doors lead to a pretty garden, well stocked with mature shrubs and wildflowers. There is a wc on the ground floor and storage cupboards. On the 1st floor are 2 bedrooms (with built-in wardrobes) a bathroom and walk-in clothes room. Stairs to the loft lead to a small bedroom/study with Juliet balcony and further large bedroom with eaves storage and separate shower room. Ideally positioned for excellent schools such as Good Shepherd RC and Wendell Park primaries, Gayford Road meanders west between Askew and Cobbold Road, close to Wendell Park, local shops and restaurants. It is 5 mins' walk to the 94 bus and access to Shepherds Bush (Central Line & mainline), a 10 minute walk to Stamford Brook (District Line) and two bus routes link Askew Road to Hammersmith Broadway in a 5 min journey.

