



IMPORTANT NOTICE

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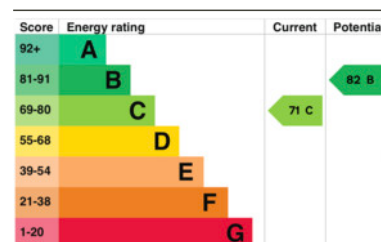
2. Photos etc: The photographs show only certain parts of the property as they appeared at

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



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER FOR SALE



OLD OAK ROAD W3 • ASKEW ROAD AREA
£1,100,000

- 4 bedrooms
- 3 bathrooms (inc 2 en-suite)
- Reception room
- Extended kitchen - dining room
- Utility and ground floor wc
- 77 x 24 ft garden
- Garden studio building
- Off-street parking
- EPC - C

Type
1930s semi-detached house

Gross internal floor area
1840 sq ft / 171 sq m approx.

Nearest stations
East Acton (Central Line) Shepherd's Bush Market (Hamm. & City and Circle Lines)



A generous 1930s semi-detached house, set back from the road, with driveway and off-street parking. The house has been fully refurbished and extended, offering good space with an excellent contemporary finish. The ground floor provides a front reception room and extended kitchen/dining room to the rear which gives on to the 77x24ft garden, plus utility, wc and ample storage. Upstairs are 3 double bedrooms (1 en-suite) and family bathroom. The loft floor provides a master suite with dressing room and en-suite shower. Solar panels give around 50-60% reduction on electricity bills. The rear garden is mainly laid to lawn, bordered with planting and shrubs, and has a gloriously open aspect. At the far end is a professionally built garden studio and shed, currently a gym but which could be a home office, hobby area or play space. Old Oak Road runs north off Askew Road and connects to the A40. The local shops on Askew and parks are close by, and the shopping and transports hubs of Hammersmith and Westfield are within easy reach. The 607 bus route provides the fastest access to the Shepherd's Bush Central Line. Acton Central and East Acton are within walking distance.

