


Valetta Road, W3

Approximate Gross Internal Area 150.7 sq m / 1622 sq ft
Including Eaves Storage of 6.7 sq m / 72 sq ft

 Under 1.5m head height



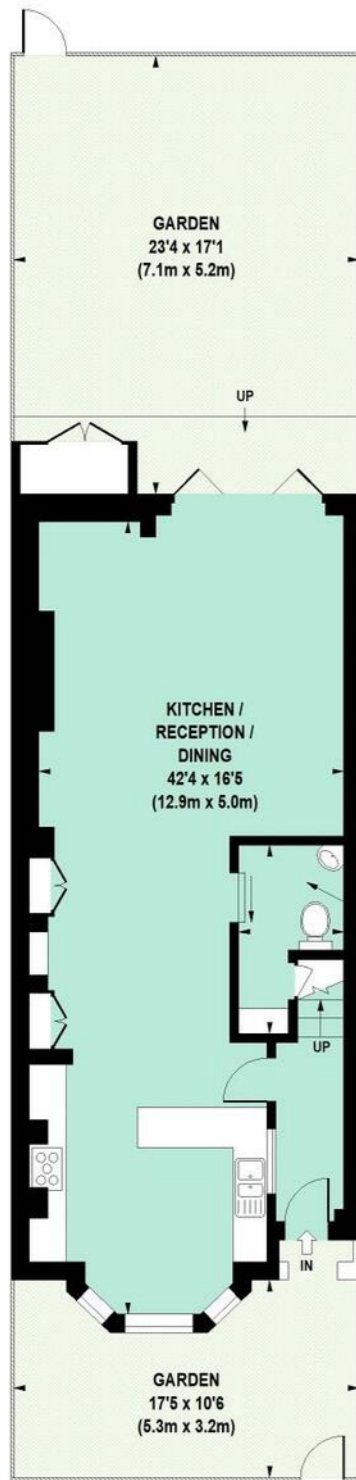
SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

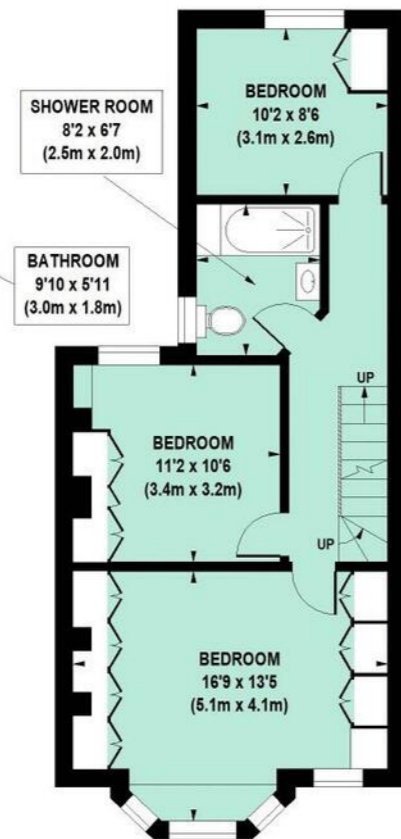
FOR SALE



VALETTA ROAD W3 • WENDELL PARK
£1,350,000 FREEHOLD



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

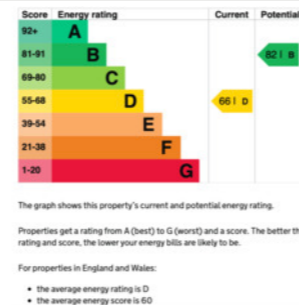
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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



- 4 double bedrooms
- Bathroom and shower room ensuite
- Reception
- Kitchen / dining room open plan
- Cloakroom / WC
- South facing garden with separate access
- EPC - D

Type
Edwardian family house

Gross internal floor area
1,622 sq ft / 150.7 sq m approx.

Nearest stations
Stamford Brook & Turnham Green Terrace (District and Piccadilly Lines) Shepherd's Bush Market & Shepherd's Bush (Hamm & City / Circle and Central Lines) Acton Central (Overground)



A clever, creatively designed family house offering a contemporary feel and a great feeling of light and space. These houses offer such well balanced four bedroom / two bathroom accommodation but this one has the typical ground floor layout reversed with kitchen to front; dining in the middle and lovely big reception at the back (all open plan with herringbone oak floor) opening onto the garden. This works fantastically and gives the house a unique character - an early viewing is recommended! There is also plenty of nicely designed shelving; wardrobes and storage space and hardwood floors throughout. The property is situated just north of Wendell park near the junction with Larden Road, a few minutes walk from both Wendell and Acton Park, as well as outstanding local schools such as Orchard House, Southfields Primary and the Ark academies. Askew Road is also within a short walk, and the shopping and transports hubs of Hammersmith and Westfield are within easy reach; the 607,207 and 272 bus route east along Uxbridge Road provides the fastest access to the Circle / Hamm & City and Central Line tubes within 15 minutes. Stamford Brook and Turnham Green Terrace tubes and Acton Central Overground are an approximate 15 minute walk.

