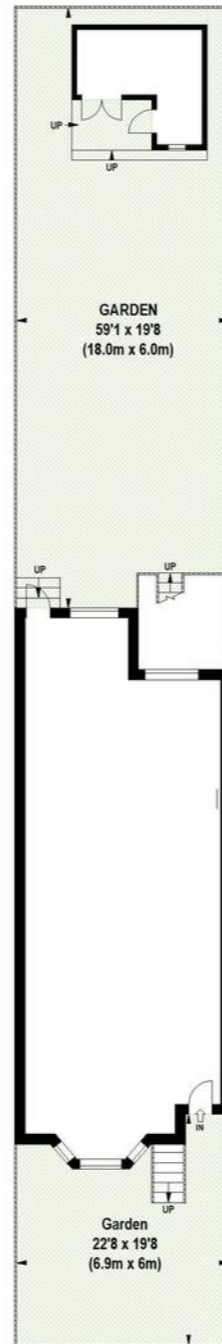
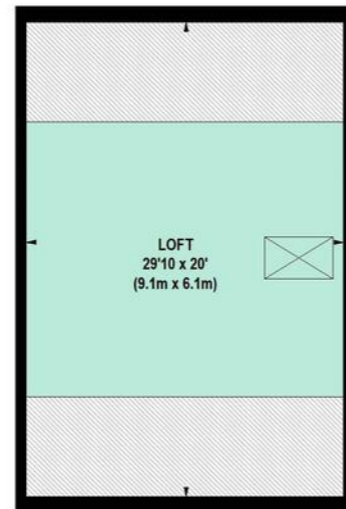
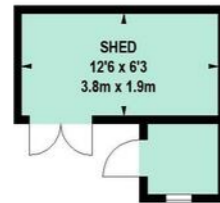


## Bassein Park Road, W12

Approximate Gross Internal Area 196 sq m / 2110 sq ft  
Excluding Loft of Approximately 55 sq m / 592 sq ft  
(Excluding Shed)

Under 1.5m head height



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

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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

#### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

SALE AGREED



BASSEIN PARK ROAD, LONDON W12 • WENDELL PARK  
£1,850,000 FREEHOLD

- 4 double bedrooms
- Bathroom
- 2 shower rooms (1 en suite)
- Cloakroom / WC and utility room
- Double reception room
- Kitchen / breakfast room
- Reception 2 / morning room
- 59' south facing garden with open aspect
- Huge scope for extending and modernisation
- EPC - D

Type  
Victorian family house

Gross internal floor area  
2110 sq ft / 196 sq m approx. excl. outbuilding

Nearest stations  
Stamford Brook ( District Line ) Turnham  
Green Terrace (Piccadilly and District Lines)



A rare, desirably located Victorian family house in need of modernisation with a natural habitable basement and wonderful south facing garden. Quality of position and aspect; current versatility of layout and potential to extend and improve are here in equal measure (with converted loft and pod the house would expand to 3000 sq ft approx.). The roof was replaced in 2018. Quietly situated towards the western end of Bassein Park Road - this is forever family home territory. Local shops and restaurants on Askew Road and both Wendell and Ravenscourt Parks are within a short walk, as are some of the best schools London and the shopping and transport hubs of Hammersmith and Westfield.

