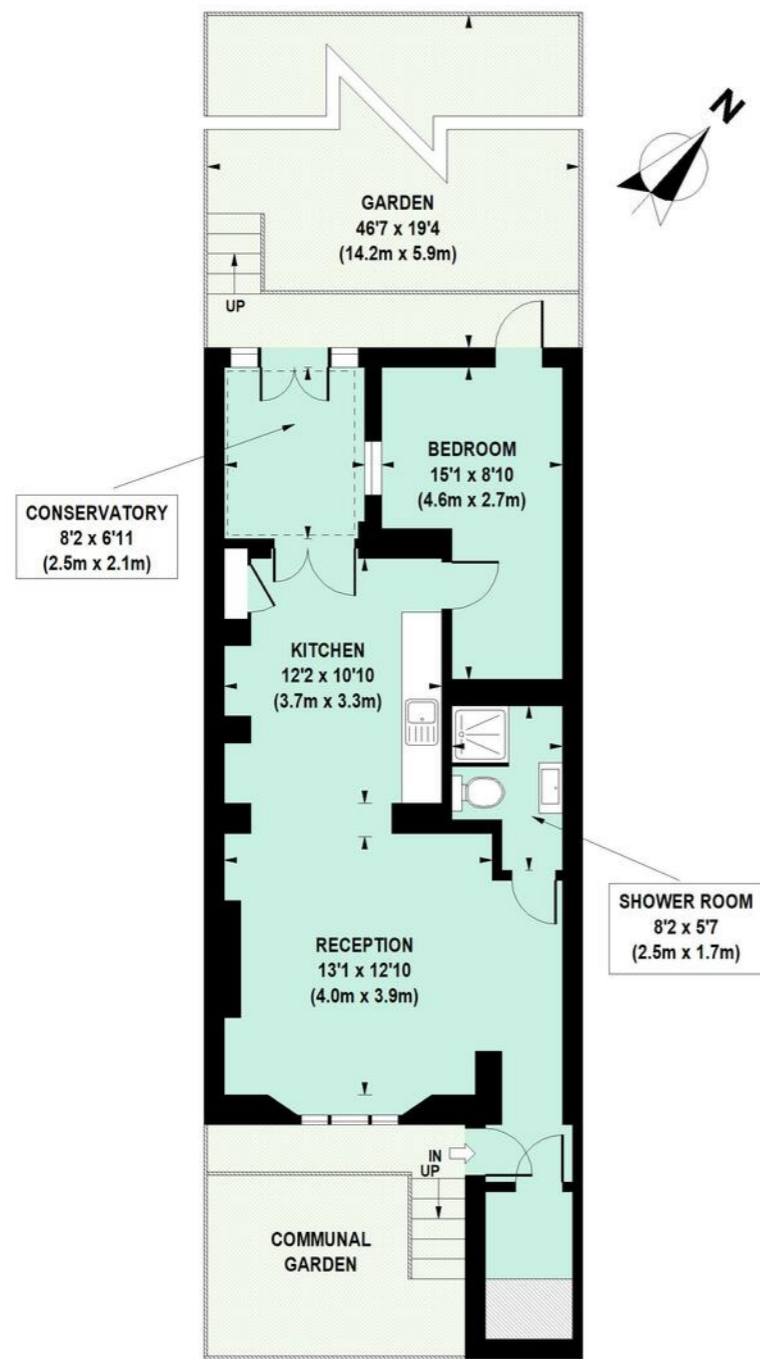


# Bassein Park Road, W12

Approximate Gross Internal Area 60 sq m / 646 sq ft



LOWER GROUND 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.

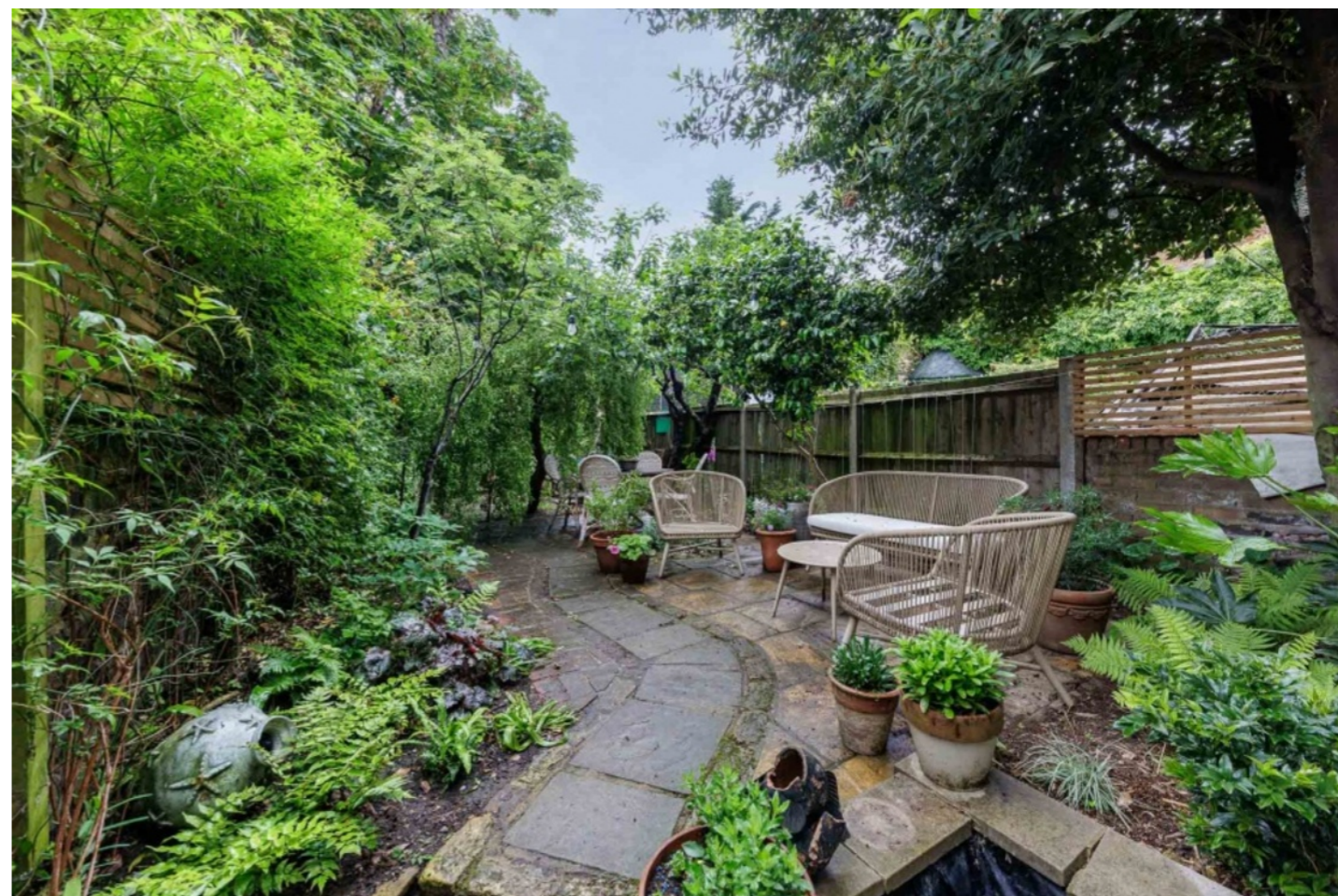
### EPC



SALES • LETTINGS • MANAGEMENT

# PHILIP WOOLLER

## SALE AGREED



BASSEIN PARK ROAD W12 • ASKEW ROAD AREA  
 £495,000 SHARE OF FREEHOLD

- 1 double bedroom
- Shower room
- Reception and open plan kitchen
- Conservatory / breakfast room
- Good ceiling height
- Generous private garden
- Share of freehold - 952 years
- EPC - C

Type  
 Garden flat

Gross internal floor area  
 646 sq ft / 60 sq m approx

Nearest stations  
 Ravenscourt Park



A desirably positioned garden flat with really individual feel, having undergone some refurbishment - it would benefit from further improvement or even extension (architect drawings available). Unusually it offers a large and quite beautiful rear garden with open aspect and a great degree of privacy. The flat has a spacious reception room at the front, with open plan kitchen and double bedroom at the back. It also has a small conservatory breakfast room leading out onto the terraced garden. There is a generously sized shower room.



The property is quietly situated on the northern side of Bassein Park Road a minute from local shops, cafe's and restaurants. Both Wendell and Ravenscourt Parks are within a short walk, as are numerous good schools and the shopping and transport hubs of Hammersmith and Westfield.

