

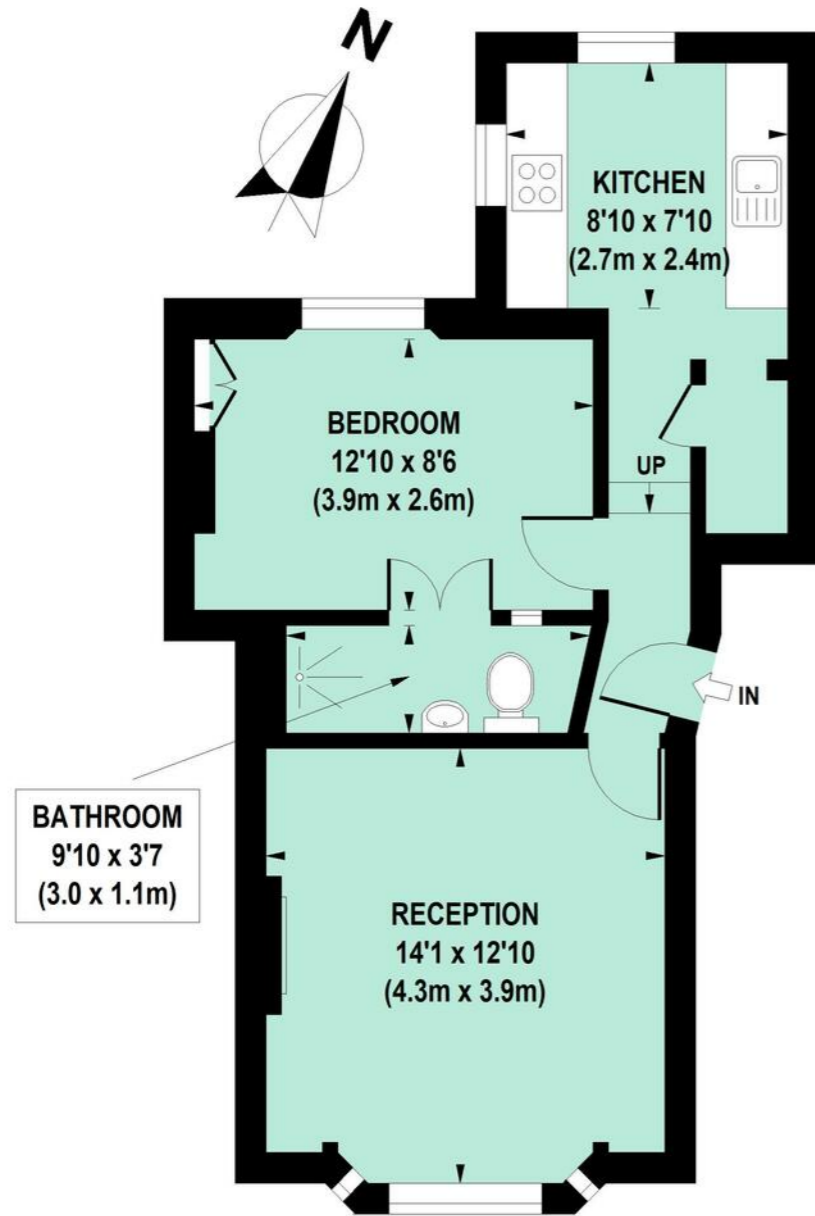
# Bassein Park Road, W12

Approximate Gross Internal Area 44 sq m / 474 sq ft

SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

FOR SALE



RAISED GROUND FLOOR



BASSEIN PARK ROAD W12 • ASKEW ROAD AREA  
£385,000 SHARE OF FREEHOLD

Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

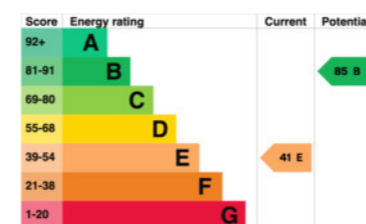
All measurements are maximum, and include wardrobes and window bays where applicable

### 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



- 1 double bedroom
- Shower room
- Reception room
- Kitchen
- Storage
- Good ceiling height
- Prime W12 street
- Share of freehold - 952 years remaining
- EPC - E

Type  
Raised ground floor flat

Gross internal floor area  
474 sq ft / 44 sq m approx.

Nearest stations  
Stamford Brook (District Line)





A bright split-level raised ground floor flat with good light and ceiling height. The flat features a nice reception room with tall triple sash windows and panels to either side. There is also some original cornice work and a fireplace. A double bedroom with built-in wardrobes and separate kitchen are at the back which both have a garden aspect. An ideal first time purchase, pied a terre or potential rental investment. This desirably positioned flat has been maintained in reasonable order for the rental market and the current tenant is in occupation - it is sold with the benefit of a 952 Year lease ( with freehold share ) and no onward chain.



The property is quietly situated on the northern side of Bassein Park Road a minute from local shops, cafes 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.

