
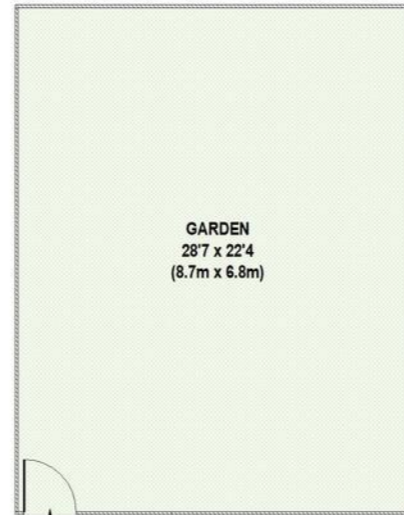


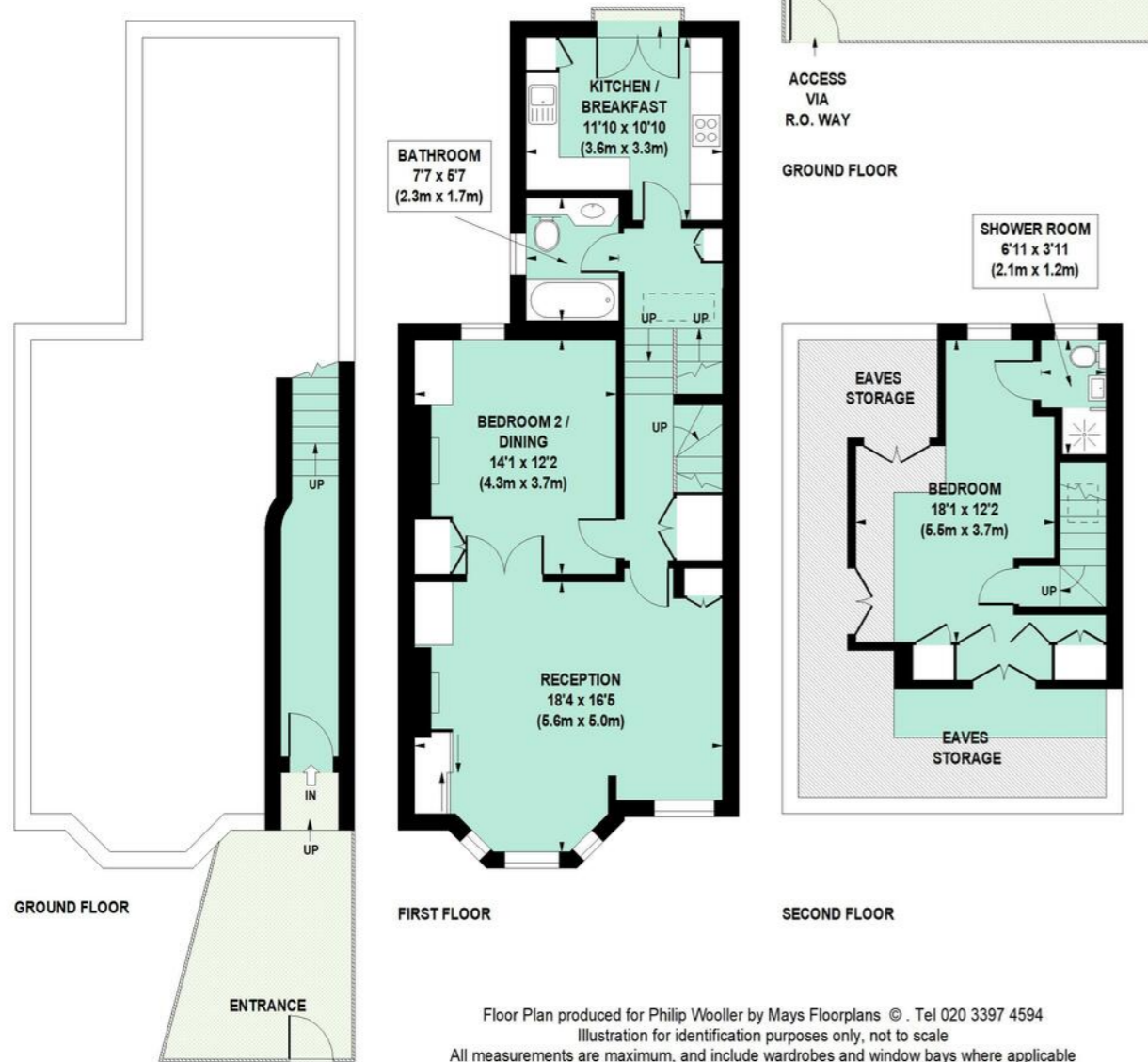
# Binden Road, W12

Approximate Gross Internal Area 125 sq m / 1346 sq ft  
Including Eaves Storage of Approximately 21 sq m / 226 sq ft

 Under 1.5m head height



ACCESS  
VIA  
R.O. WAY  
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

SALES • LETTINGS • MANAGEMENT

# PHILIP WOOLLER

## FOR SALE



BINDEN ROAD W12 • WENDELL PARK  
£895,000 LEASEHOLD

- 2 double bedrooms
- Bathroom and shower room en suite
- Generous reception room
- Refitted kitchen / breakfast room
- Good sized garden
- Storage
- Quiet street
- Leasehold - 160 years
- EPC - D

Type  
Upper maisonette

Gross internal floor area  
1324 sq ft / 123 sq m approx.

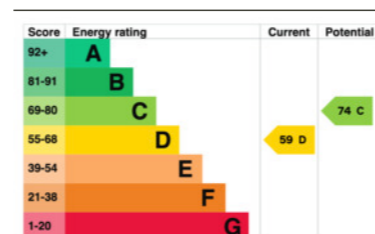
Nearest stations  
Stamford Brook (District Line)

### 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).  
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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





A spacious maisonette - rare to see in amongst the houses within this prime W12 position. The flat occupies the first floor and loft of a former semi detached house with own entrance to the front of the building, and has largely been refurbished so offers potential to occupy immediately and enjoy the peaceful location and generous garden. Large surrounding gardens and this attractive street give really lovely aspects to both front and rear.

Binden Road runs between Rylett Road and Rylett Crescent, to the west of Askew Road. This network of streets are quiet and well spaced apart and contain some of the best family houses and gardens in the area. Ravenscourt Park is within a few minutes walk, as are both Stamford Brook and Ravenscourt Park tubes. The proximity of numerous good schools and the shopping and transport hubs of Hammersmith and Westfield make this the perfect family location.

