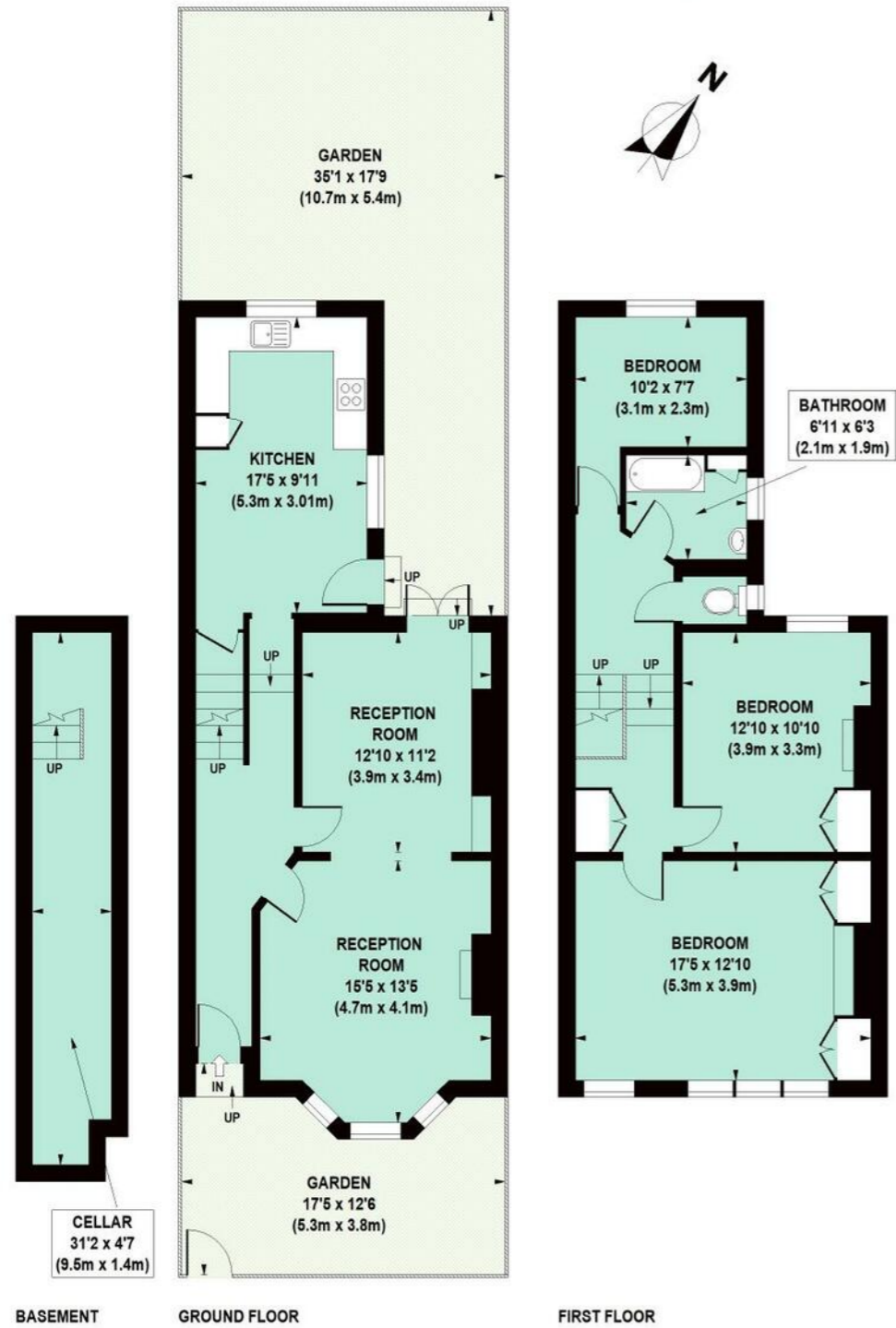


# Wendell Road, W12

Approximate Gross Internal Area 131 sq m / 1410 sq ft



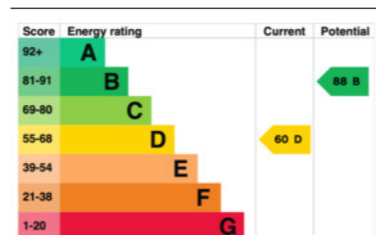
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

### 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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4. VAT: The position relating to the property may change without notice.

### EPC



SALES • LETTINGS • MANAGEMENT

# PHILIP WOOLLER

## SALE AGREED



WENDELL ROAD W12 • WENDELL PARK  
£1,325,000 FREEHOLD

- 3 double bedrooms
- Bathroom with separate WC
- Double reception room
- Kitchen / breakfast room
- Unoverlooked garden
- Cellar storage
- Good proportions and ceiling height
- Potential to extend STPP
- EPC - D

Type  
Victorian mid-terraced family house

Gross internal floor area  
1410 sq ft / 131 sq ft approx.

Nearest stations  
Stamford Brook or Ravenscourt Park ( District Line )





An attractive and well proportioned mid terraced Victorian family house retaining many original features. The house has been lovingly maintained by the current long term owner. In addition to its private garden - it's a stone's throw from Wendell Park. It offers a good kitchen family space leading on to the garden and a traditional double reception room with fireplace. There is potential to extend into the loft and to add a 'pod' bedroom above the existing back bedroom, subject to the necessary consents.

The house is situated at the eastern end of Wendell Road minutes from Askew Road, local parks and schools, and it's in the catchment for Good Shepherd Primary School. The shopping and transport hubs of Hammersmith and Westfield are close by and Stamford Brook tube (District Line) is an approximate 10-15 minute walk.

