
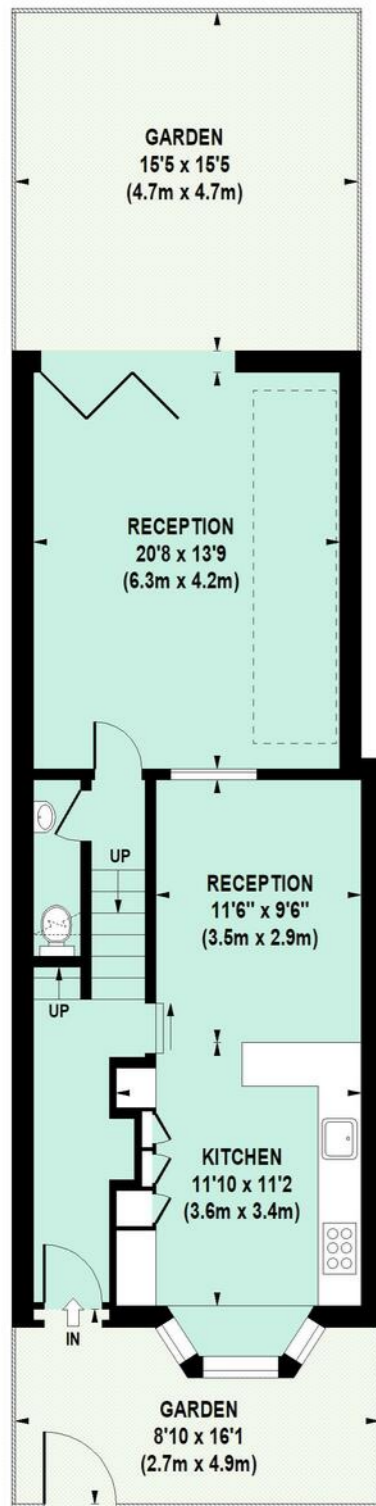


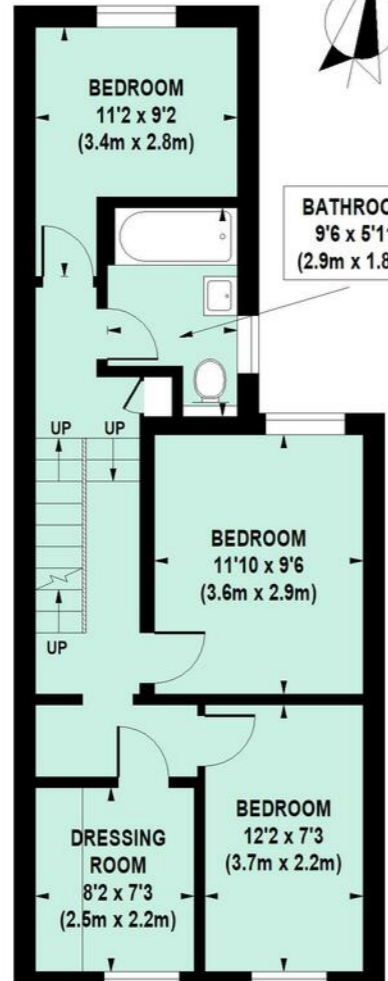
Gayford Road, W12

Approximate Gross Internal Area 150 sq m / 1615 sq ft
Including Eaves Storage of Approximately 6 sq m / 65 sq ft

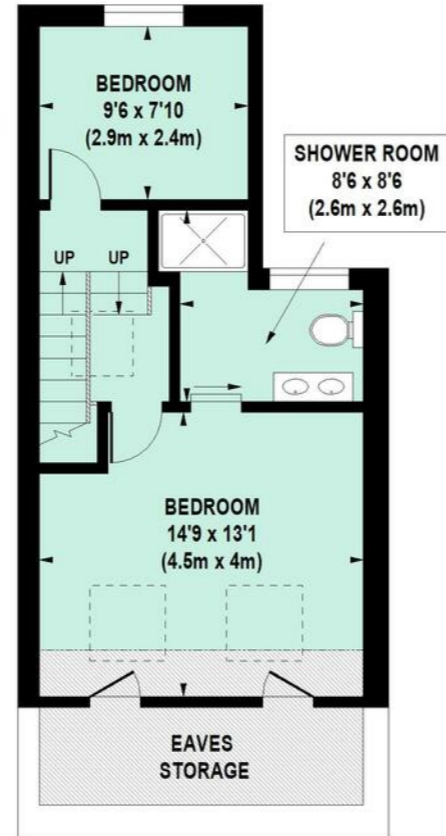
 Under 1.5m head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

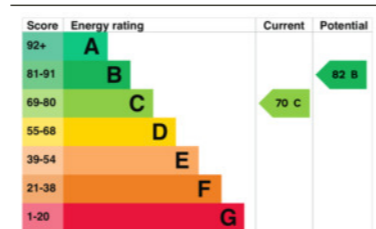
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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

TO LET



GAYFORD ROAD W12 • ASKEW ROAD AREA
£950 PW / £4,116 PCM

- 5 bedroom period house
- Fully extended and refurbished
- 2 reception rooms
- 2 bathrooms (1 ensuite)
- Town garden
- Askew Road amenities close by
- Access to local parks, schools and transport
- EPC - C

Type
Period family house

Gross internal floor area
1,615 sq ft / 150 sq m

Nearest stations
Ravenscourt Park (District Line)

Council Tax Band
F



A pretty bay fronted Victorian cottage which has been fully refurbished and extended. The kitchen is positioned at the front, with dining room in the middle. This leaves the large and extended room at the rear as the main reception which leads via bi-folding doors on to a leafy patio garden. On the first floor there are 3 bedrooms, dressing room and bathroom; on the top floor a further 2 bedrooms including the master with en-suite.



Gayford Road runs east off Askew Road and is always popular due to its close proximity to Wendell Park and Good Shepherd schools as well to the local shops and restaurants on Askew Road. It is an approximate 15 minute walk to Ravenscourt Park or Stamford Brook (District Line tubes), and 5 minutes from the 94 bus route east and west on Goldhawk Road, which gives ease of access to Westfield and the Central Line tube and mainline stations. The 218 and 306 bus route links Askew Road to Hammersmith Broadway in about a 5 minute journey.

