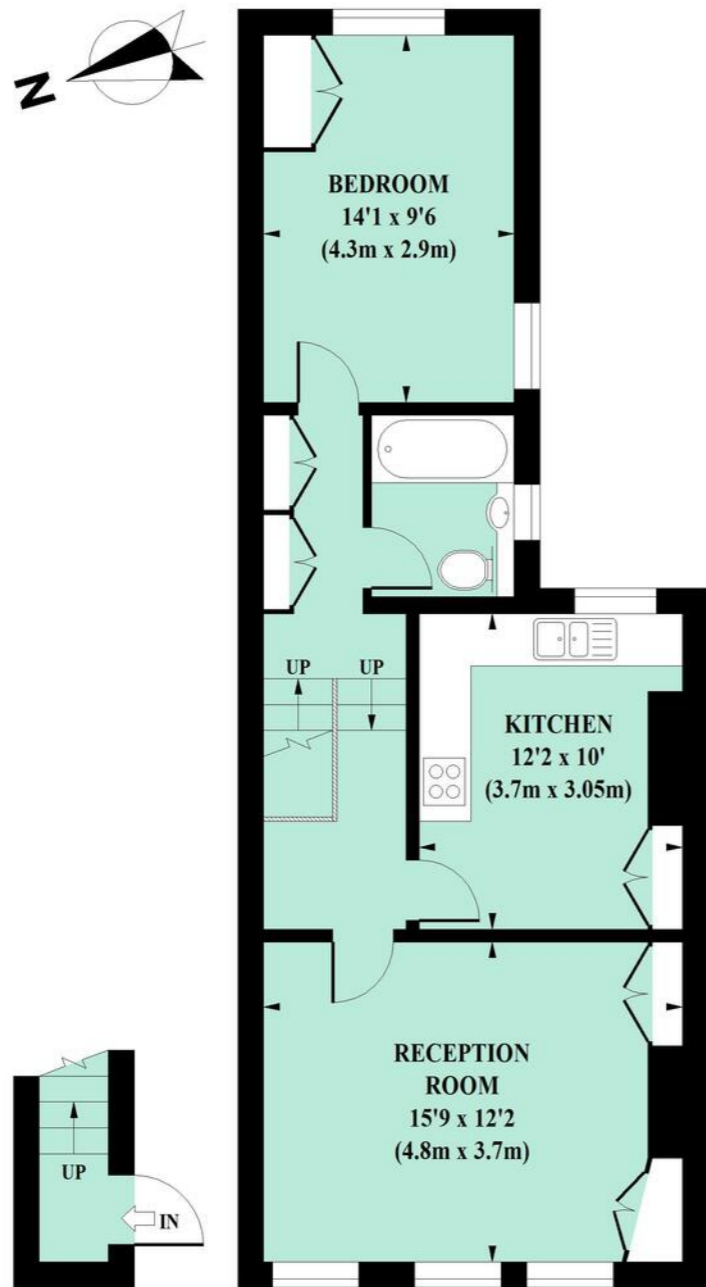


Percy Road, W12

Approximate Gross Internal Area 58 sq m / 624 sq ft



FIRST FLOOR
ENTRANCE

SECOND FLOOR

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

Illustration for identification purposes only, not to scale

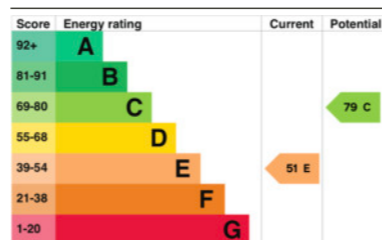
All measurements are maximum, and include wardrobes and window bays where applicable

IMPORTANT NOTICE

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EPC



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER FOR SALE



PERCY ROAD W12 • ASKEW ROAD AREA
£485,000 SHARE OF FREEHOLD

- 1 double bedroom
- Bathroom
- Reception room
- Kitchen-dining room
- Built-in storage
- Good ceiling heights
- Share of freehold - 966 years remaining
- Includes share of loft ownership
- EPC - E

Type
Top floor flat

Gross internal floor area
624 sq ft / 54 sq approx.

Nearest stations
Stamford Brook (District Line) Goldhawk Road (Hamm & City and Circle Lines)



A light, spacious one bedroom split level flat with a modern feel. There are three flats in total in this building each with share of freehold, all with a very long underlying lease. Entering on the first floor, stairs rise to the 2nd floor where there is a generously wide reception at the front, kitchen-dining room in the middle and bedroom and bathroom at the rear. The hallway provides good communication space and additional built-in storage. The loft offers scope for conversion assuming an agreement can be reached to acquire the other freeholder's interest in the space - along with necessary consents. The flat is situated towards the southern end of Percy Road just off the villagey Askew Road. Ravenscourt and Wendell Park are close by - as are the further shopping and transport hubs of Hammersmith and Westfield. The east-west 94 bus routes and Goldhawk Road or Stamford Brook tube are all within an approx. 10 minute walk.

