

Oaklands Grove, W12

Approximate Gross Internal Area 72 sq m / 775 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

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.

SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

FOR SALE



OAKLANDS GROVE W12 • SHEPHERD'S BUSH
£650,000 LEASEHOLD

- 2 double bedrooms
- Bathroom
- Reception
- Kitchen / dining open plan
- Superb 32' garden
- Useful cellar storage
- Current PP to extend - drawings available
- Long lease - 156 Yrs
- EPC -

Type
Ground floor garden flat

Gross internal floor area
775 sq ft / 72 sq m approx. incl. cellar

Nearest stations
Shepherd's Bush Market (Hamm & City and Circle Line) White City (Central Line)



A lovely light, garden flat with a homely feel. This ground floor flat is set back from the street and has a particularly generous rear garden - which brings the morning sun into the reception/kitchen space. This area can be extended out into the garden and the owners have drawings and planning permission for this. The flat has two double bedrooms and a bathroom with window, as well as really useful cellar storage. Oaklands Grove runs north off Uxbridge Road and the flat is quietly located well away from the main road. Ravenscourt Park is within easy reach, as are the smaller Wendell and Wormholt parks. The shopping and transport hubs of Hammersmith and Westfield are close to hand. East/west bus routes, White City (Central Line) tube and White City House are within a 10 minute walk. Current owner's comment: "This has been the perfect location and it's such a quiet friendly road, but still near the vibrant areas of Shepherd's Bush, with good transport links, local parks, walks to the river and places to eat. It's also nice to be so close to the villagey Askew Road."

