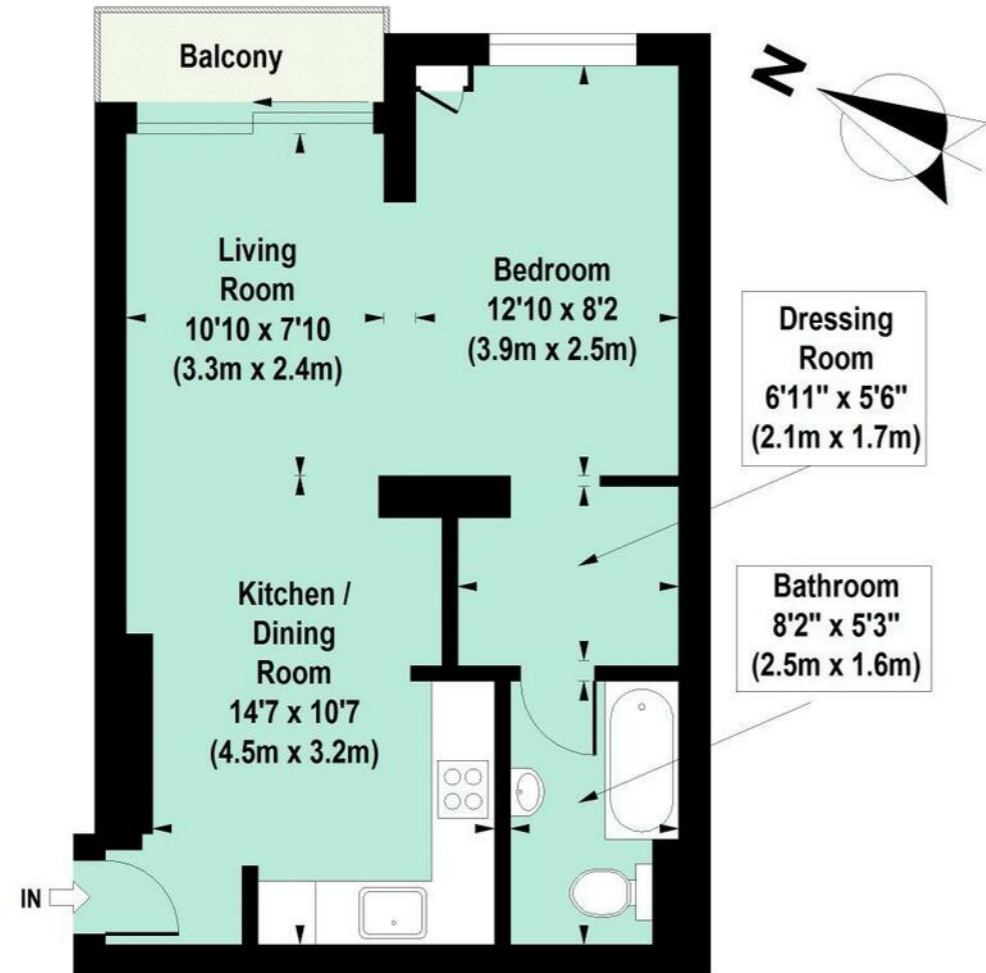


# Boscombe Road, W12

Approximate Gross Internal Area 42 sq m / 452 sq ft



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



BOSCOMBE ROAD W12 • ASKEW ROAD AREA  
£375,000 SHARE OF FREEHOLD

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

- Double bed area (could be separated)
- Walk-in wardrobe / storage
- Bathroom en suite
- Reception area
- Private balcony
- Fully integrated kitchen open plan
- Communal garden
- Share of freehold - 965 Yrs
- EPC - C

Type  
Generous studio flat

Gross internal floor area  
452 sq ft / 42 sq m approx.

Nearest stations  
Shepherd's Bush Market and Goldhawk Road (Hamm. & City and Circle Lines)



A stylishly designed flat with clean lateral layout and handy location near transport. It has great light; excellent fixtures and fittings throughout; a private balcony as well as access to a communal garden at the back of the building. The bedroom area could easily be separated from the reception but the space feels nicer and more open as it is. Boscombe Road is a prime and much favoured W12 street with Ravenscourt Park and Askew Road within a short walk. The shopping and transports hubs of Hammersmith and Westfield are within easy reach and Goldhawk Road or Shepherd's Bush Market tubes, along with Uxbridge Road's eclectic mix of shops, restaurants and theatres are also close at hand.

