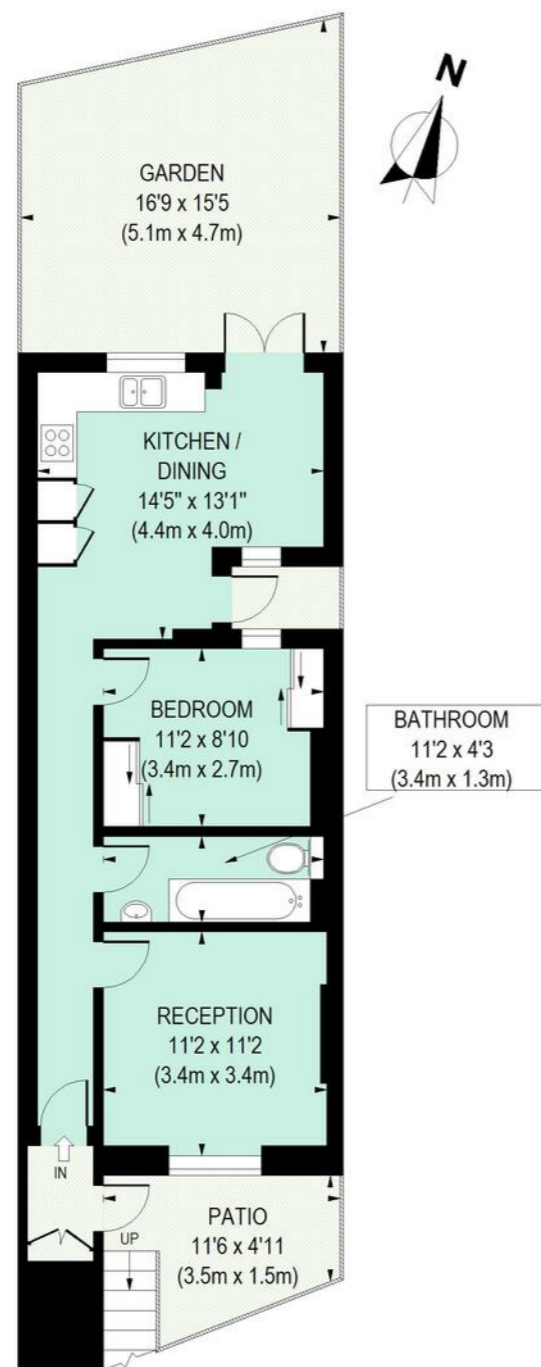


Gayford Road, W12

Approximate Gross Internal Area 48 sq m / 517 sq ft



LOWER GROUND FLOOR

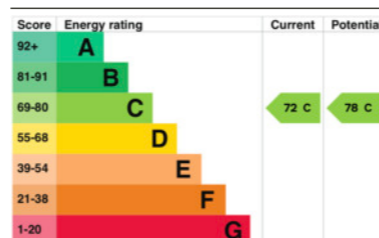
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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

FOR SALE



GAYFORD ROAD, W12 • ASKEW ROAD AREA
£475,000 SHARE OF FREEHOLD

- Lower ground floor garden flat
- 1 double bedroom
- Separate living room
- Eat-in kitchen / dining room
- Own front door
- Front and rear gardens
- Share of freehold - 994 yrs lease
- EPC - C

Type
Askew Village Garden flat

Gross internal floor area
517 sq ft / 48 sq m

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



An attractive, recently redecorated garden flat with private entrance via its own front courtyard. It is simply decorated with practical hard floors, shelving and storage. The space is flexible, currently laid out as living room at the front (south facing) and kitchen-dining room at the rear, with the bathroom in the centre of the plan, and bedroom also centrally, which looks onto the small light well. The kitchen-dining room is light and leads directly on to the paved rear garden.

The flat is ideally positioned for excellent primary schools being opposite Good Shepherd RCPS and Wendell Primary School is also close by. Gayford Road is an exceptionally quiet street running from Askew Road into Cobbold Road and is always popular due to its Victorian character and proximity to Wendell Park and to local shops and restaurants on Askew Road. It is an approximate 10 minute walk to Stamford Brook (District Line tube), and 5 minutes from the 94 bus route east and west on Goldhawk Road, which gives ease of access to Westfield and the Hamm. & City and Central Line tube and mainline stations. Two bus routes links Askew Road to Hammersmith Broadway in about a 10 minute journey.

