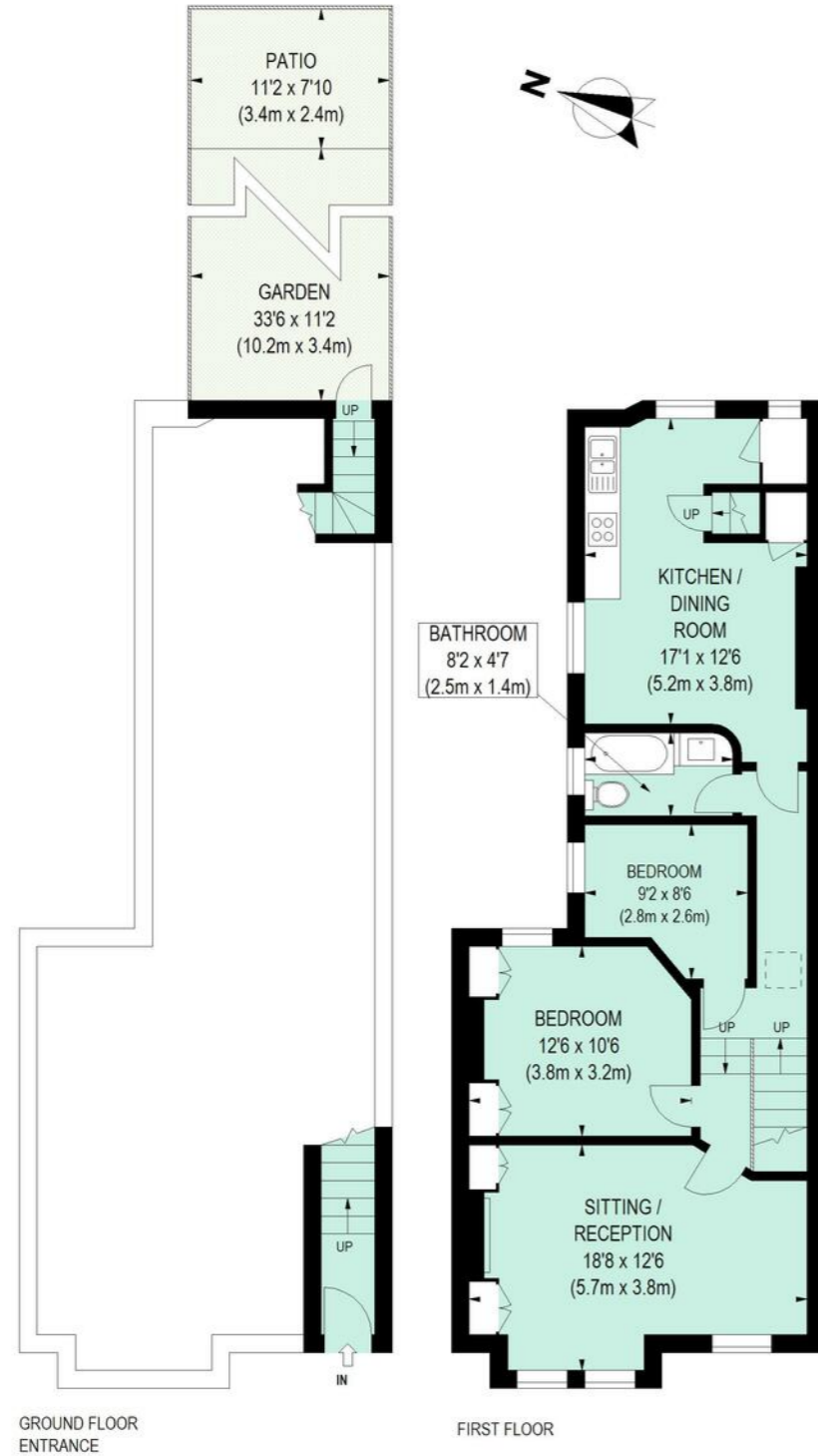


Aylmer Road, W12

Approximate Gross Internal Area 77 sq m / 829 sq ft



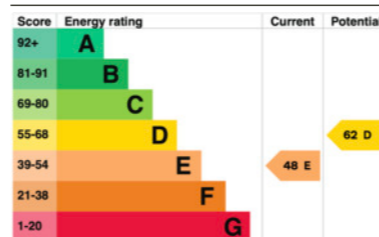
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

IMPORTANT NOTICE

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

EPC



SALES • LETTINGS • MANAGEMENT

PHILIP WOOLLER

FOR SALE



AYLMER ROAD, LONDON • WENDELL PARK
£650,000 LEASEHOLD

- 2 bedroom maisonette
- Reception
- Bathroom
- Own front door, good ceilings & light
- Pretty 33 ft garden
- Leasehold - 936 yrs
- Potential to extend subject to consents
- Quiet tree-lined street
- EPC - E

Type
Upper maisonette

Gross internal floor area
829 sq ft / 77 sq m approx.

Nearest stations
Stamford Brook & Turnham Green Terrace (District and Piccadilly Lines) Shepherd's Bush Market & Shepherd's Bush (Hamm & City / Circle and Central Lines)



This Edwardian upper maisonette has a generous feel with good ceiling heights, natural light and period features. To the front is a wide reception room with pretty fireplace, two bedrooms in the middle of the plan and kitchen-dining room at the rear. Steps down internally at the rear lead to the good sized 33' garden which is well stocked with mature shrubs and plants, decking and a pergola at the back. The flat has double glazing throughout (in period style) and original panelled wooden doors. There is scope to update including the possibility of extending into the loft, subject to usual consents. Aylmer Road is quiet, tree-lined and tucked away between Cobbold and Wendell Road. Askew Road, Wendell and Ravenscourt parks are within a short walk, as is Chiswick High Road with all its amenities. The area has numerous good schools and the shopping and transport hubs of Hammersmith and Westfield are close by. Stamford Brook tube (District Line) is an approximate 10 minute walk - and Turnham Green tube and shops a little further afield.

