

Ellingham Road, W12

Approximate Total Area 179 sq m / 1927 sq ft
Approximate Gross Internal Area 148 sq m / 1593 sq ft
Excluding Under Floor Storage 31 sq m / 334 sq ft
Including Utility Area of Approximately 13 sq m / 140 sq ft



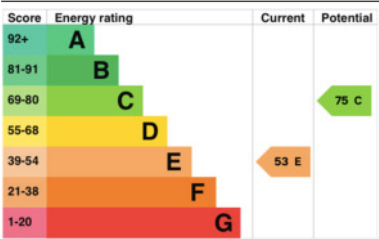
Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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EPC



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PHILIP WOOLLER
FOR SALE



ELLINGHAM ROAD W12 • ASKEW ROAD AREA
£1,500,000 FREEHOLD

- 3 double bedrooms
- Double reception room
- Kitchen - dining room
- Ground floor wc
- West-facing garden
- Cellar storage and utility
- Planning consent to extend loft and ground floor
- Sought-after quiet tree-lined street
- EPC - E

Type
Victorian family house

Gross internal floor area
1927 sq ft / 179 sq m approx.incl.under floor storage (334 sq ft)

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



An elegantly presented period terraced villa in this popular and quiet tree-lined street. The house currently provides a double reception room, kitchen-dining room leading to a paved west-facing garden with leafy aspect, ground floor wc, 3 double bedrooms and bathroom. Both floors have good ceiling heights and period features such as cornices, original floorboards and fireplaces. Planning consent has been granted to extend into the main and rear lofts and ground floor side return which, if implemented, would scale the house up to provide 5 bedrooms and 3 bathrooms. The basement offers useful, clean and dry storage space and utility, which could also be extended if desired.

Ellingham Road is friendly family orientated street, a short walk from Ravenscourt and Cathnor Parks, as well as numerous good schools and the shopping and transport hubs of Hammersmith and Westfield. East-West bus routes, Shepherd's Bush Market tube and Askew and Uxbridge Road's eclectic mix of shops, restaurants and theatres are all within easy reach.

