

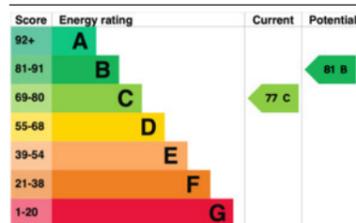
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
 Illustration for identification purposes only, not to scale
 All measurements are maximum, and include wardrobes and window bays where applicable

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



JEDDO ROAD W12 • ASKEW ROAD AREA
 £795,000 LEASEHOLD

- 3 double bedrooms
- Kitchen / dining/ reception room
- Large 80ft south-facing garden
- Bathroom
- Dressing/cot room/study
- Light with good ceiling heights
- Potential to extend main loft STPP
- EPC - C

Type
 Edwardian family maisonette

Gross internal floor area
 1238 sq ft / 115 sq m approx

Nearest stations
 Stamford Brook (District Line) and Turnham Green Terrace (District and Piccadilly Lines)



A superb light Edwardian family maisonette with well proportioned rooms and pleasant leafy outlook over a surprisingly large 80ft south facing garden - one of the largest in the area. The property has been beautifully finished throughout with a tasteful colour scheme and smart old English feel. From its own front door, stairs lead up to a light-filled hallway on the first floor. The kitchen/ dining/ living space has a striking double-height ceiling and from here a balcony and steps lead down to the garden. There are two double bedrooms, a stylish bathroom as well as a third small room currently used as a dressing room. Stairs lead up to the loft floor currently one large space with excellent ceiling height. There is scope to extend a little more to the rear, for a bathroom if desired, subject to usual consents. Situated in the quiet middle section of Jeddo Road, conveniently close to Askew Road and a few minutes walk from Wendell Park and the local schools. The shopping and transport hubs of Hammersmith and Westfield are within easy reach; Stamford Brook or Turnham Green Terrace tubes are an approximate 10 to 15 minute walk.

