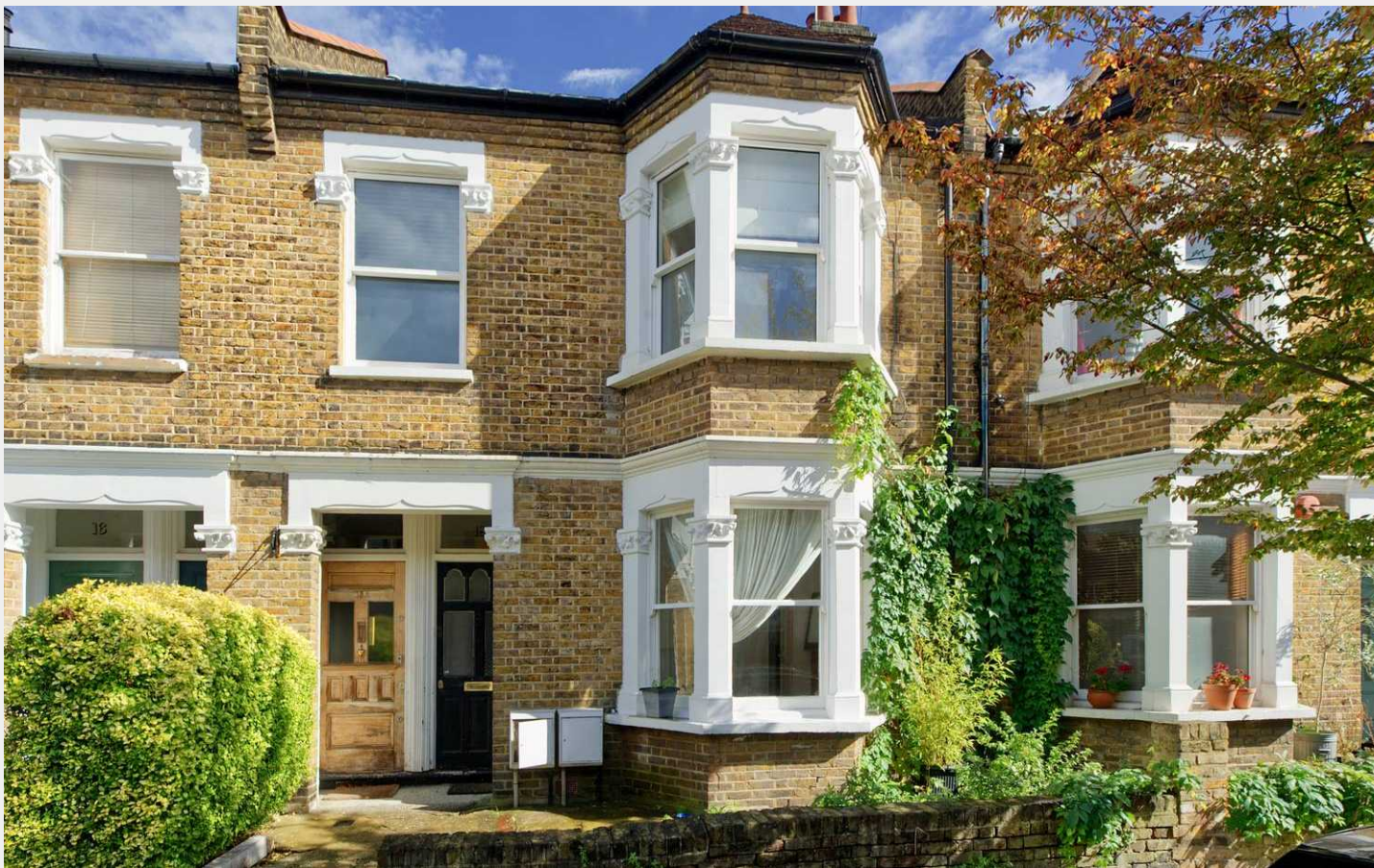


Eynham Road,

London. W12 0HA

£900,000





A striking 3 bedroom maisonette with its own private entrance forming the upper part of an Edwardian house on this desirable tree lined street close to Notting Hill and White City.

Arranged over the first and second floors this property has been tastefully refurbished to create a bright and spacious home, which includes three bedrooms, two bathrooms, one of which is en-suite, a study, utility/Wc, generous reception room, a dining room and modern kitchen with direct access to a shared rear garden which in turn leads on to natural communal gardens.





Eynham Road runs south off North Pole Road. The exciting developments of the Westfield, the BBC Centre and White City, including the Soho House, are close by, as are the underground stations at White City, Ladbroke Grove and Latimer Road. The fabulous amenities of Notting Hill, Golborne Road and Portobello Road are also within easy reach.

Council Tax band: D

Tenure: Share of Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Comunal Garden
- 3 bedrooms, 2 bathrooms
- Striking interior design
- Sunlit first floor maisonette



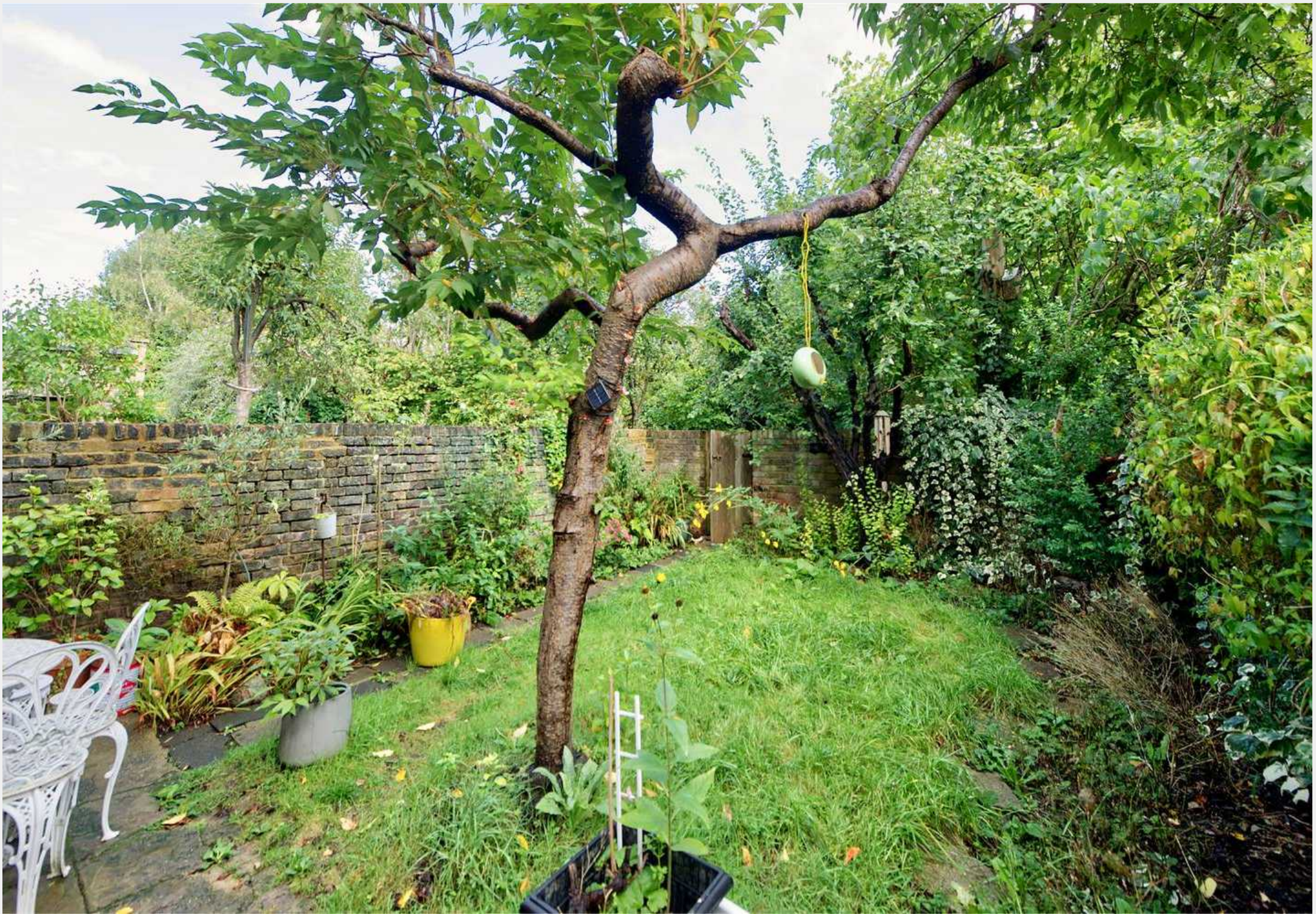














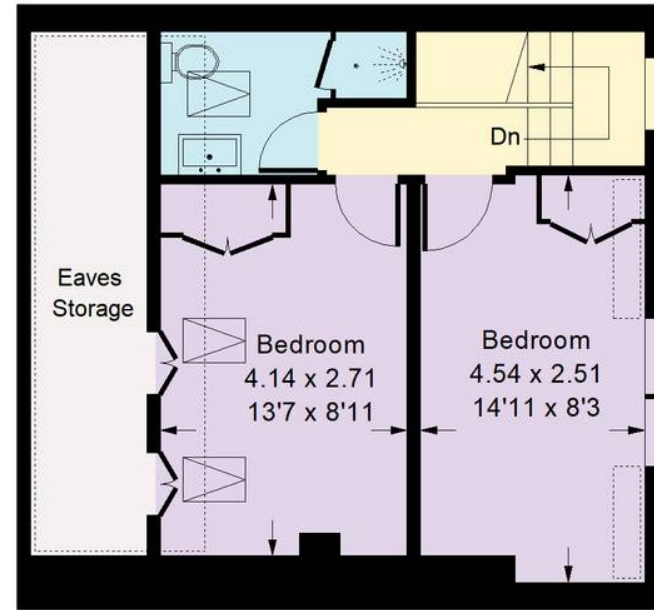
# Eynham Road, W12

Approx. Gross Internal Area  
 119.5 sq m / 1286 sq ft  
 (Including Eaves Storage = 7.9 sq m / 85 sq ft)

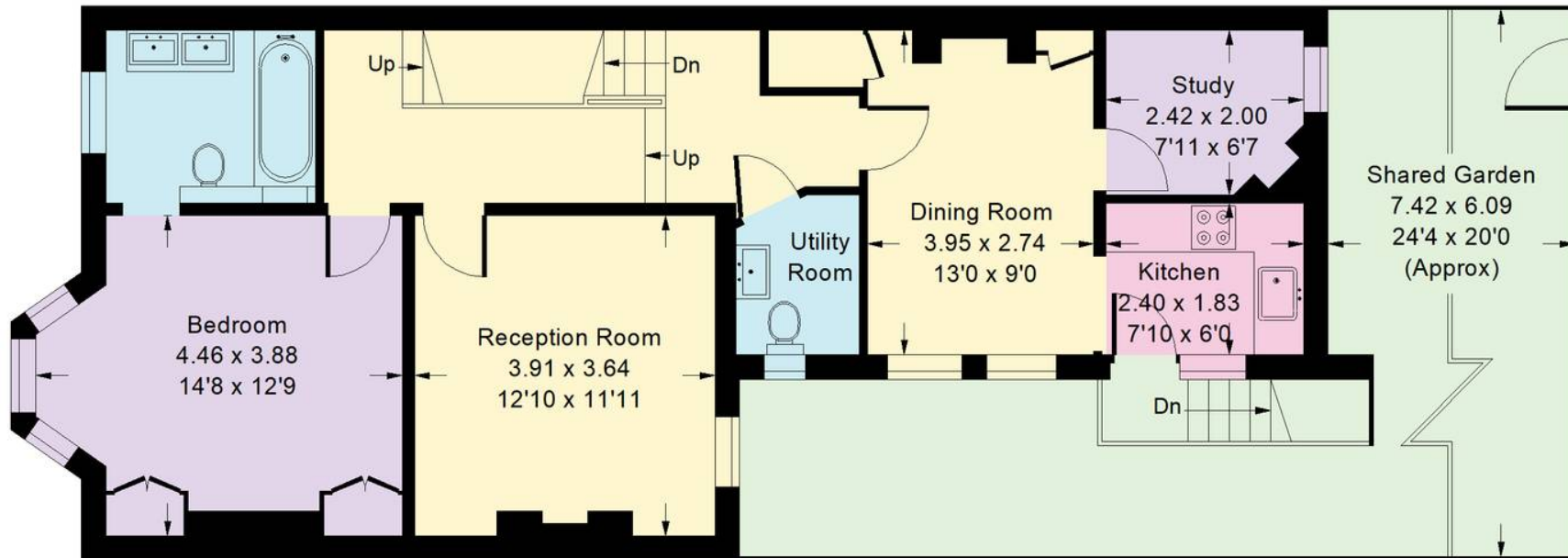


**Ground Floor**

= Reduced headroom below 1.5 m / 5'0"



**Second Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
 No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
 Plan is for illustration purposes only, not to be used for valuations.





## Rigby & Marchant

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