

Location:

St. Elmo Road is ideally located nearby to transport links of Shepherds Bush, Hammersmith and Chiswick. Westfield Shopping Centre and the A40 are a short distance away.

Key points:

- Two bedroom
- Ground floor
- Well presented throughout
- Private rear garden
- Potential to extend (STPP)

Do Better:

Acton
sales@astonrowe.co.uk

57-59 Churchfield Road,
Acton, London, W3 6AY

020 8992 3600



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 641 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 641 SQ FT/ 60 SQM

PROPERTY PHOTO PLANS.co.uk
ONE STOP SHOP FOR PROPERTY MARKETING

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or miss-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Offers Over £500,000

St. Elmo Road, London W12 9DZ

- 1 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



The current owner says:

This property benefits from two double bedrooms, open plan kitchen/living area and private rear garden.

A beautifully presented two bedroom ground floor garden flat in Wendell Park. The property benefits from its own private entrance and comprises two double bedrooms, modern bathroom suite and open plan kitchen/living area. Doors off the living area lead into a private west facing rear garden. The property also benefits from rear access perfect for bike users.

St. Elmo Road is a quiet tree lined road, close to the Askew Village area of shops and restaurants and moments from the green spaces of Wendell Park.

****Please note that the photographs seen are prior to the property being marketed to let****

What's better:

A beautifully presented two bedroom garden flat

