



Bryony Road, London W12

A well-presented four-bedroom house laid out over two floors, which has been extended on the ground floor giving you an impressive light and spacious living space.

This well-laid-out house comprises a downstairs WC, an open-plan kitchen/reception/dining area leading through bi-fold doors onto a large garden, a bathroom, and four bedrooms. The property is situated on the edge of the popular Flower Estate, overlooking Wormholt Park, and is within easy access to transport links and shopping facilities at White City Westfield Complex.

Asking Price: £750,000 Freehold

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Bryony Road, London W12 OSP

Four bedroom house in the Flower Estate overlooking Wormholt Park.

Generous open plan kitchen/reception room / dining room.

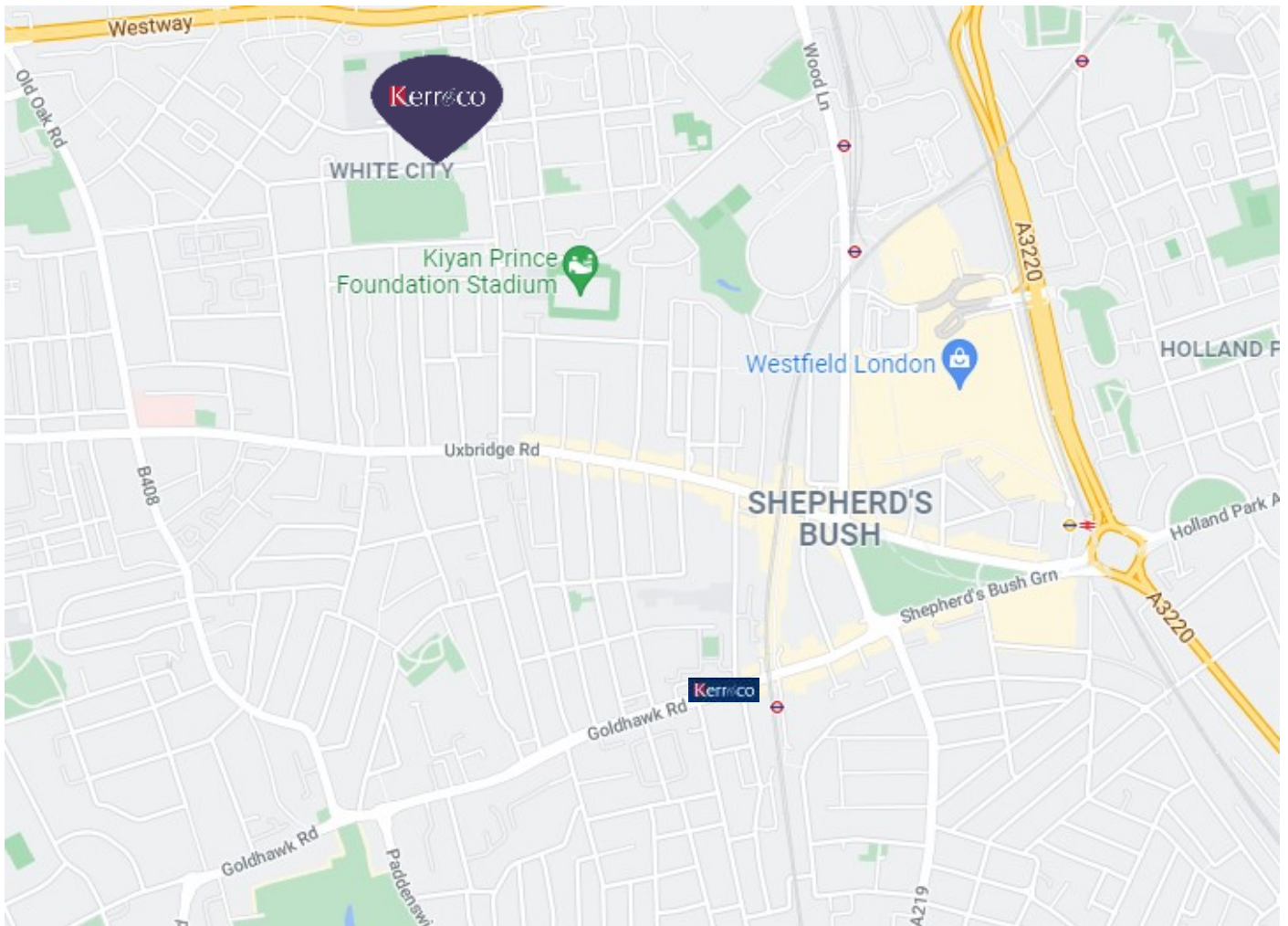
Large garden circa 33ft in length
Downstairs WC.

Bi fold doors

Loft area for storage.

Local amenities can be found along Uxbridge and Bloemfontein Roads and transport (including underground stations) along Wood Lane and East Acton station approx. 10-15 mins walk.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Bryony Road, W12 0SP

Four bedroom terraced house

Approximate gross internal floor area: **854 Sq. Ft. (79.3 Sq. M.)**

Asking Price: **£750,000**

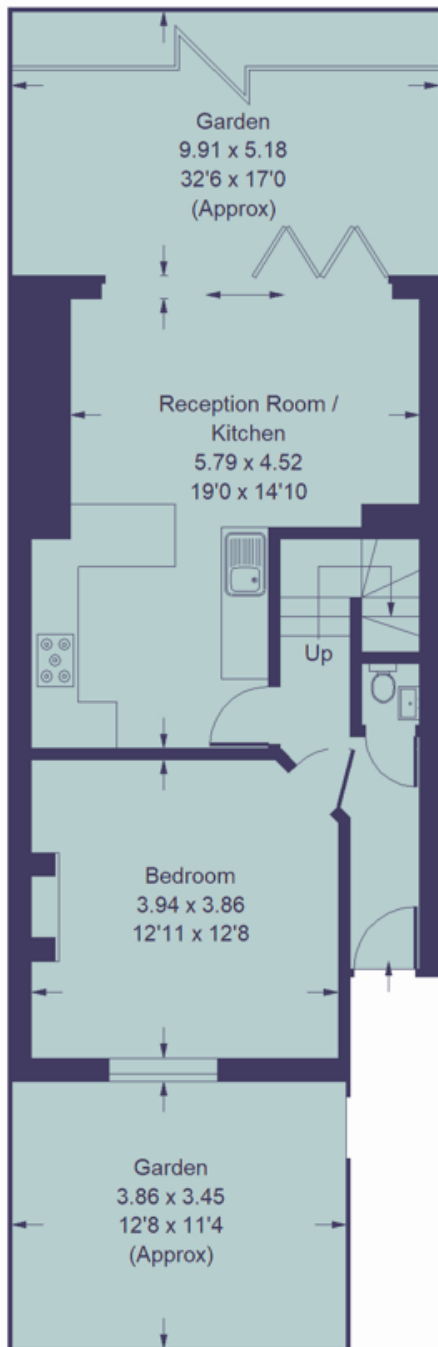
Tenure: **Freehold**

EPC Rating: **D67**

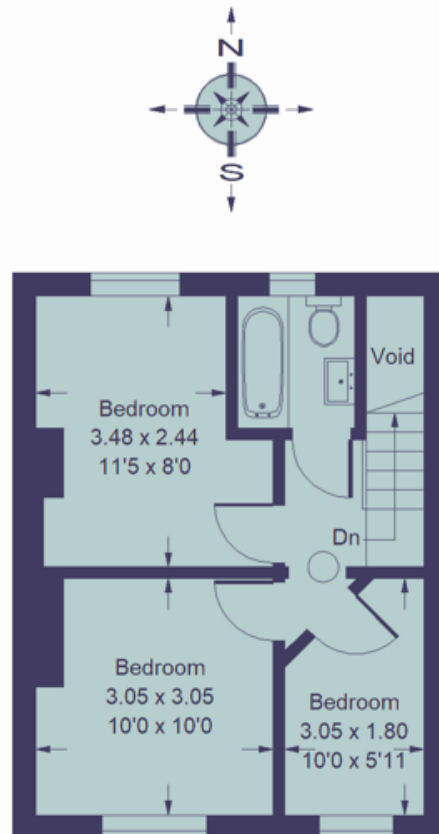
Parking: **Residents parking permit**

Council Tax: **Band D**

NB: These are library photos



Ground Floor



First Floor

Kerrico

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1. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements or doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. This plan is for illustrative purposes only, is not to scale and should be used as such by and prospective purchaser.

2. Photos are representative of the property at the time they were taken and nothing contained in the photographs on any marketing material should be construed as included with the property.

3. Whilst these particulars are believed to be correct they are not guaranteed by the vendors or the vendors agents. Any reference to alternations to, or use of, any part of the property does not mean that any planning, building regulations or other consent has been obtained. A buyer should seek independent advice on all aspects of the property.