

# FLETCHERS

ESTATE AGENTS



## Percy Road, W12

£475,000

An immaculately presented and exceptionally modernised, Victorian conversion flat situated in the heart of Askew Village. Located on the first floor of an imposing Victorian building, this excellent property comprises of a bay-fronted reception room with plenty of natural light, a spacious & tastefully modernised separate kitchen complete with fitted appliances, to the rear of the property a large master bedroom with built in storage overlooking the gardens below & a recently modernised bathroom suite. The flat has also been cleverly designed to incorporate lots of storage space by the current owner.

An excellent property for first time buyers & investors alike, it is offered to the market with no onward chain and a share of the freehold.

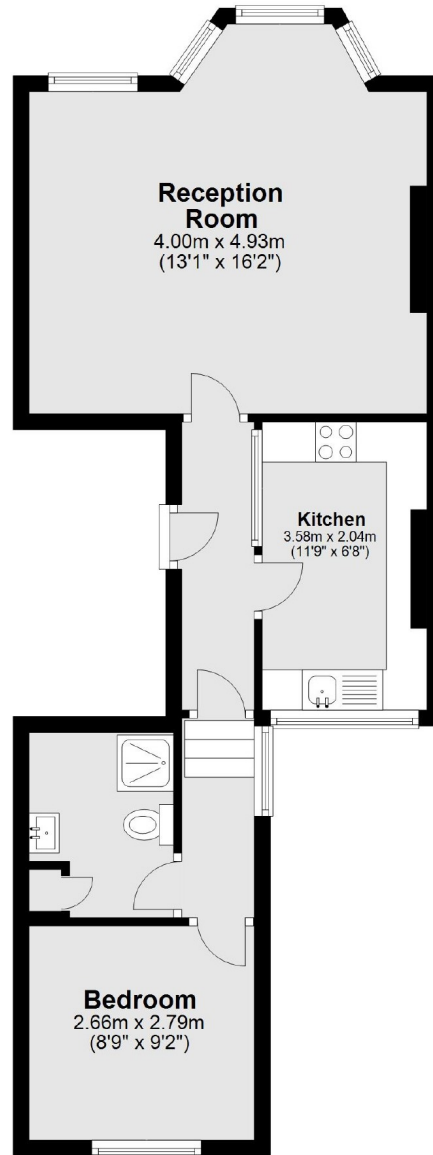
Percy Road is a quiet, residential street Askew Village and positioned well for the green space of Ravenscourt Park. Located just off Askew Road, it is positioned ideally for its array of local shops, bars and restaurants. The award winning ginger pig butchers, The Eagle with its excellent pub garden and Cafe Louche are local favourites. Ravenscourt Park (District line) as well as Goldhawk Road (Hammersmith & City line & Circle line) as well as Shepherds Bush (Central line) are all nearby offering excellent connections into town. The flat is also ideally located for the array of shops, restaurants and amenities of Westfield and those surrounding the development at the BBC Television Centre.

• Immaculately Presented • Victorian Conversion • Built In Storage • Lots Of Natural Light • Separate Kitchen/Reception • Askew Village Location •

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Total area: approx. 46.6 sq. metres (501.8 sq. feet)

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