

Location:

For sat nav use W12 9HY. Melina Road is just off Goodwin Road in Shepherd's Bush. By Tube, alight at Goldhawk Road or Shepherd's Bush Market (Hammersmith & City and Circle), or Shepherd's Bush (Central line and Overground); from Goldhawk Road station it's a short walk via Goodwin Road. Drivers should

Key points:

- Characterful two bedroom
- Bright front reception with period charm and great natural light
- Versatile second reception ideal as a study, home office or snug
- Victorian terrace on quiet Melina Road cul de sac
- Two well proportioned double bedrooms
- Walking distance to Goldhawk Road and Shepherd's Bush Market stations (H&C and Circle)
- Central line and Overground at Shepherd's Bush for quick West End and City links
- Moments from Westfield London and the independent cafés and shops of Uxbridge Road
- Close to Hammersmith Park and Shepherd's Bush Green with swift road links via the A40

Do Better:

Acton  
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Acton, London, W3 6AY

020 8992 3600



Asking Price £745,000

Melina Road, London W12 9HZ

- 2 Reception Rooms
- 2 Bedrooms
- 1 Bathrooms



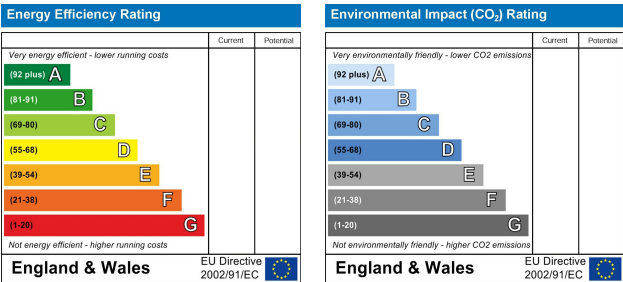
GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 564 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 402 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 966 SQ FT/ 90 SQM

PROPERTY PHOTO PLANS  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. 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 misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.





The current owner says:

Aston Rowe are pleased to present this characterful two bedroom period home on sought after Melina Road, a quiet cul-de-sac in the heart of Shepherd's Bush. Set over two floors, it blends original charm with modern comfort. A bright front reception offers excellent natural light, a contemporary fitted kitchen is designed for everyday cooking and easy entertaining, and a versatile second reception works brilliantly as a home office, snug or playroom.

Upstairs there are two well proportioned double bedrooms and a smart family bathroom. The layout is simple, sensible and easy to maintain, which makes it a straightforward home to live in. It suits first time buyers moving up from an apartment, young families, or anyone seeking a well connected West London base with a genuine neighbourhood feel.

Connectivity is excellent. Shepherd's Bush Market and Goldhawk Road (Hammersmith & City and Circle) are within walking distance, with Central line and Overground services from Shepherd's Bush for quick journeys across town. Westfield London is moments away for shopping, dining and leisure, while Uxbridge Road's independent cafés and everyday amenities are on the doorstep. Green spaces are close by, and swift road links via the A40 keep the rest of London and beyond within easy reach.

What's better:

A two bedroom terraced house in W12.

