

Bloemfontein Road, W12

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Ever thought about living on a park? This stylish 2nd floor apartment offers 3 bedrooms, 2 bathrooms, open-plan kitchen/living and 2 balconies, with Wormholt Park as your 'back garden'. Short walk to White City & Westfield—perfect for indoor-outdoor living in spring and summer.

- Three-bedroom 2nd floor apartment in a modern development
- Spacious open plan kitchen and living area with white gloss units, dark worktops and oak flooring throughout
- Main bedroom with fitted wardrobes and a private ensuite shower room
- White City tube (Central Line) and Wood Lane tube (Circle and Hammersmith & City lines) both a short walk away
- Two east facing, glass fronted balconies and a hallway with built-in storage off the main living space
- Westfield shopping centre and the BBC Television Centre development about ten minutes walk

Ever thought about living on a park? This stylish 2nd floor apartment offers 3 bedrooms, 2 bathrooms, open-plan kitchen/living and 2 balconies, with Wormholt Park as your 'back garden'. Short walk to White City & Westfield—perfect for indoor-outdoor living in spring and summer.

A spacious, lateral living apartment that's been put together with a real eye for detail. The open plan living and kitchen area is the heart of it - a long run of white gloss units with dark worktops, recessed lighting overhead and oak finish flooring that runs through the full width of the space.

Unlike the setup in many modern apartments, it's a proper kitchen with enough space to actually cook and get creative.

The living area alongside it has the kind of proportions that let you zone it properly - sofa and coffee table one end, dining table the other - without it feeling like you're eating ►



► next to the overflowing sink.

The first of the two balconies is accessed from the living area, it's east facing, with a stylish glass balustrade, so perfect for a morning coffee.

The main bedroom has the second glass-fronted balcony. It's a spacious double, with fitted wardrobes and its own ensuite shower room - tiled in warm stone tones with a walk-in enclosure, vanity unit and a heated towel rail.

The second bedroom is another comfortable double, and the third works well as a single or a home office depending on what you need it for right now. The family bathroom has a full-size bath with a shower screen and overhead shower, tiled throughout to match the rest of the apartment.

The hallway that connects it all has dark oak-finish flooring and built-in storage - the kind of practical detail that makes daily life noticeably easier. There's also a utility cupboard for practical chores.

The apartment comes with underground parking, but it's in such a handy spot you may not need a car. There's a Sainsbury's local on the ground floor, so you'll never run out of bread or milk.

White City tube is about a five-minute walk, Wood Lane is similar, and between them, you've got the full Central Line, Circle and Hammersmith & City lines covered. That means the City, Canary Wharf, Oxford Circus and Paddington are all straightforward on the tube.

If you do drive, the A40 is close - useful if you want to head west.

Westfield is about a ten-minute walk away, which means the full range of shops, restaurants and the cinema are all on foot. The BBC Television Centre development has added Soho House, a Bluebird café, a hotel and a string of restaurants to what was already a strong local scene.

And Wormholt Park is right behind the block, so you can make the most of the outside space.

The lease has 113 years remaining, and ground rent is zero. Both of those details matter.

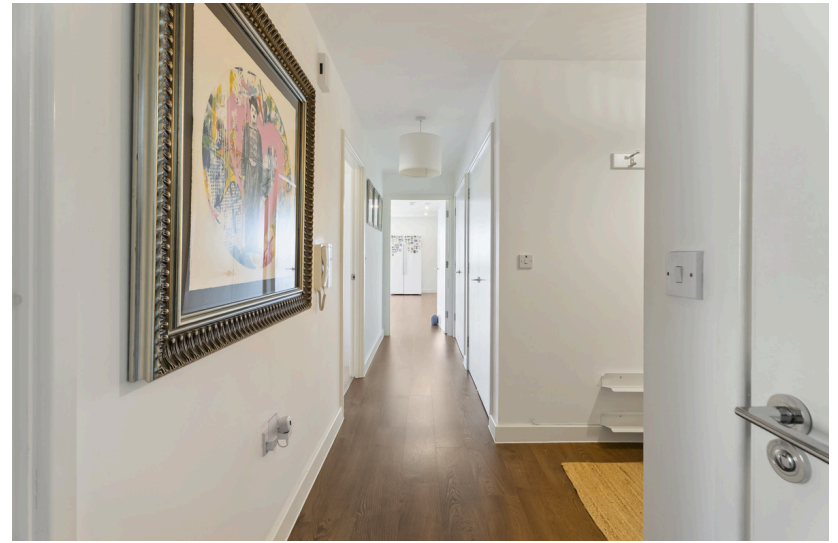
This is a stylish and spacious apartment that ticks plenty of boxes - space, location, spec and a lease that won't cause headaches further down the line - in one of west London's most connected postcodes.

Get in touch to arrange a viewing - I'm expecting plenty of interest.

Tenure: Leasehold

Council Tax band: F

Local Authority: Hammersmith And Fulham



LOCATION

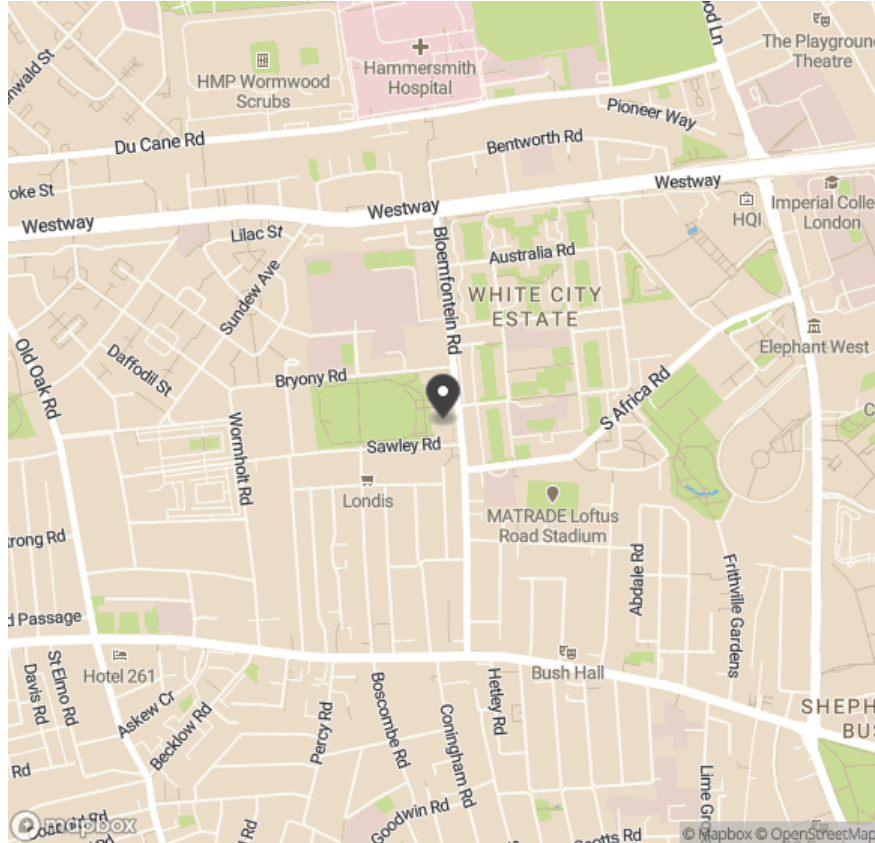


Property location

ENERGY PERFORMANCE CERTIFICATE (EPC)

Current: **83**

Potential: **83**



FLOOR PLAN

1114 sq ft (103 sq m)

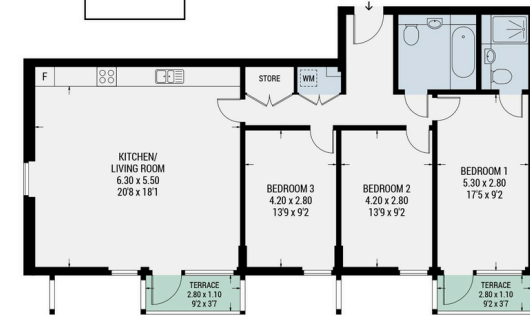
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Approximate Gross Internal Area = 1113 sq ft / 103.4 sq m

MOVELI



Under
Ground
Parking



LEVEL TWO

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