



## St Ann's Road, W11

### £499,950

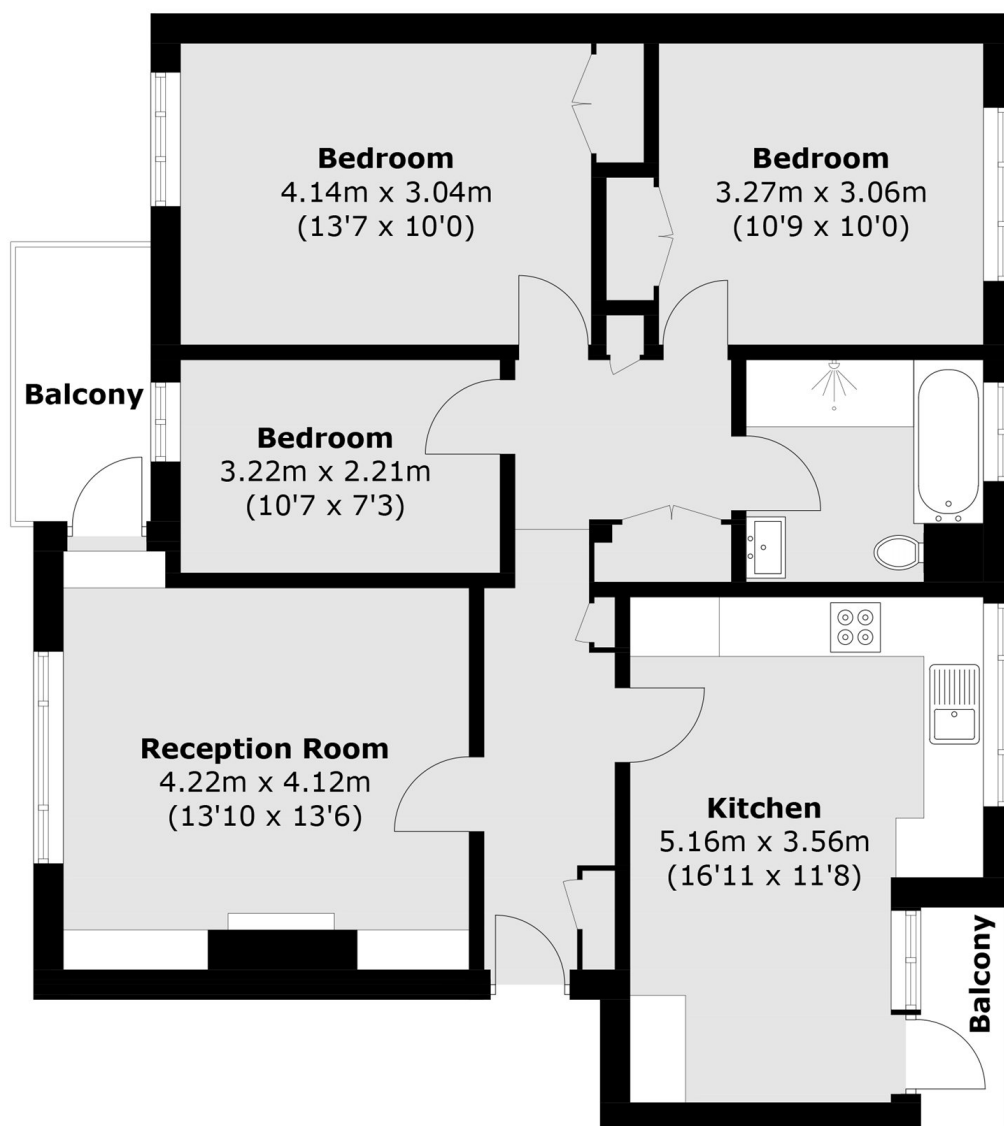
A well-presented and spacious first floor flat with two balconies, measuring almost 900 Sq.Ft. With three double bedrooms, an eat-in kitchen and a spacious reception room, this is an ideal first time purchase or investment.

The property is located within walking distance of Holland Park Avenue, with its variety of shops, restaurants and bars. The amenities of Shepherd's Bush are close-by, including shops and restaurants at Westfield Shopping Centre. It is well-located for a variety of transport links including bus, tube and train stations (Circle, Hammersmith & City and London Overground).

### Features

- Three Double Bedrooms
- Eat in Kitchen
- Spacious Reception Room
- Two Balconies
- Purpose Built
- Extended Lease

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## First Floor

Total area (approx.): 83.5 sq. m (898.8 sq. ft)  
Balconies: 5.7 sq. m (61.3 sq. ft)