



Wood Lane, London, W12

Occupying part of the ground floor of this corner dwelling, is this large studio apartment.

Benefitting from it's own entrance (accessed via MacFarlane Road), the property comprises;

A welcome porch area, which leads to the modern kitchen, complete with fridge freezer, microwave (washing machine is in the bathroom), hob and no oven. A large dual aspect open plan room, has been well designed to offer a dining area, lounge spot and sleeping area, complete with ample fitted storage.

A large modern shower suite completes the home.

The property has been tastefully decorated, is offered furnished and available on a long let.

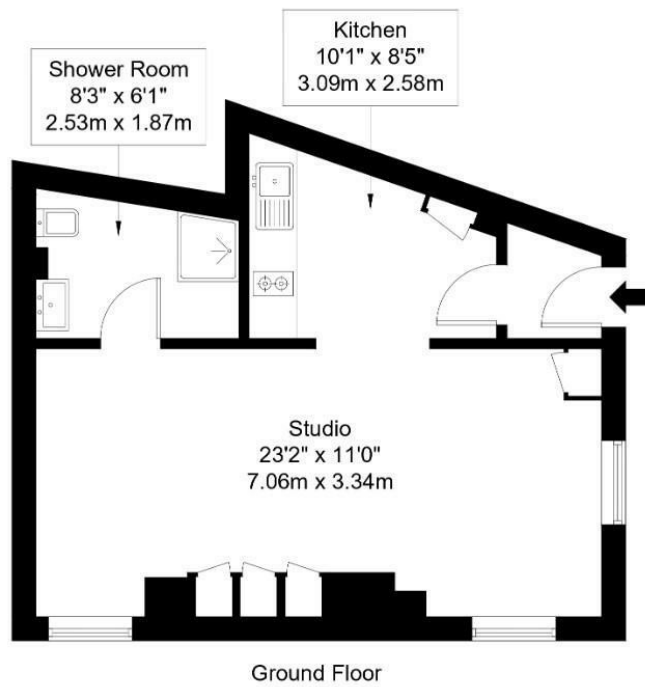
The apartment is supported with excellent local amenities and transport links.

- Studio apartment
- Separate kitchen
- Built in storage
- Close to local amenities
- Own entrance
- Furnished let

£1,600 Per month

Wood Lane, W12 7DP

Approx Gross Internal Area = 36.81 sq m / 396 sq ft



Ref :

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**BLEU
PLAN**

The floor plan is to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

