

Niveda Close W12

finlay
brewer

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**2 DOUBLE BEDROOMS
RECEPTION / KITCHEN
1 BATHROOM & 1 SHOWER ROOM
(EN SUITE)**

PATIO

STORAGE

EPC RATING: B 81

COUNCIL TAX BAND: E

LEASE LENGTH: 987 YRS APX

A well configured lateral 2 bedroom ground floor flat with very good living / entertaining space. The generous 26'5 x 11'9 open plan reception/kitchen/breakfast room has french doors to the paved garden. The principal bedroom is situated on the opposite side of the property and has excellent wall to wall built-in wardrobes and an en suite bathroom. The 2nd bedroom is beside and there is an additional bathroom.

This property is tucked behind Askew Road in a private cul-de-sac and is moments from an array of independent shops, restaurants and gastropubs. Wendell Park and Ravenscourt Park are a short walk away.

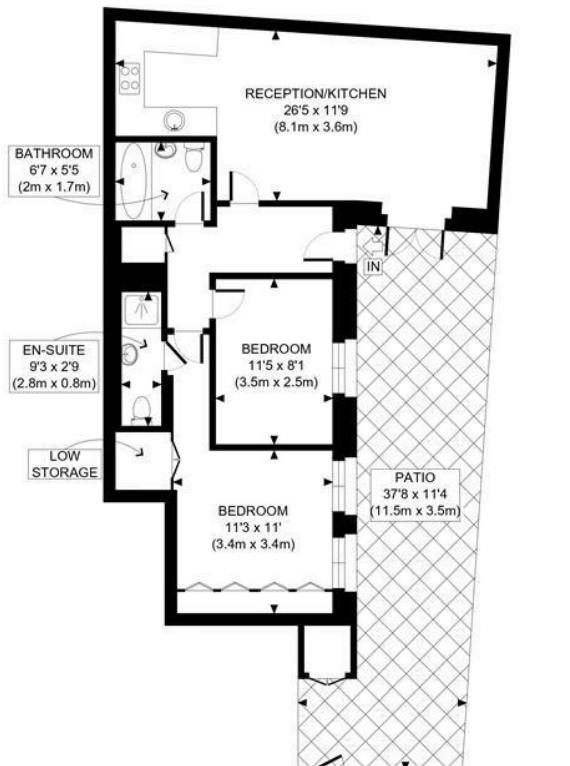
There are bus routes which can take you to Shepherds Bush, Hammersmith Broadway and Chiswick in addition to being close to Stamford Brook & Ravenscourt Park tube stations which are served by the District line.

**PRICE GUIDE £550,000
LEASEHOLD - SHARE OF FREEHOLD**

SUBJECT TO CONTRACT







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 704 SQ FT



PROPERTY PHOTO PLANS.CO.UK
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.