



EYNHAM ROAD, W12
OFFERS OVER £850,000 SHARE OF FREEHOLD

A FANTASTIC THREE BEDROOM TWO BATHROOM MAISONNETTE IN A SUPERB LOCATION IN W12

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DESCRIPTION:

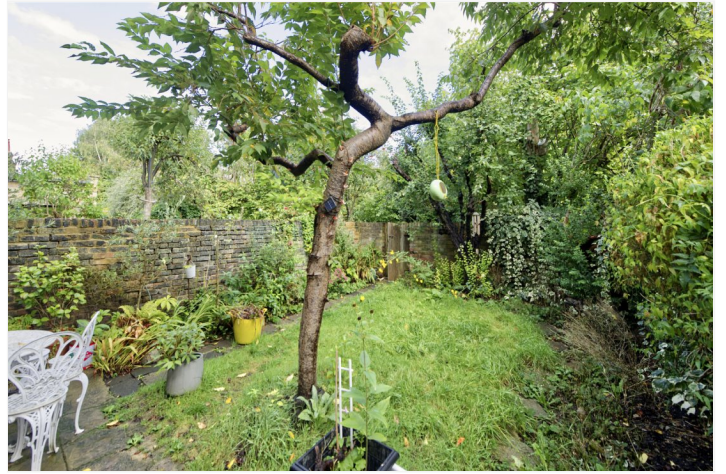
A stunning three-bedroom maisonette with its own private entrance situated on the upper part of an Edwardian house on this desirable tree lined street close to Notting Hill and White City. The property is situated on the first and second floors and has been beautifully refurbished to an exceptional standard creating a bright and spacious home. The property comprises of three bedrooms, two bathrooms, one of which is en-suite, a study, utility/WC, generous reception room, a dining room and modern kitchen with direct access to a shared rear garden which in turn leads on to natural communal gardens.

The property has great transport links with the local tube stations less than 10 minutes from the flat. It is a short walk away from the Westfield's shopping centre where you can enjoy shopping and eating out at some of the great restaurants and bars.

AT A GLANCE

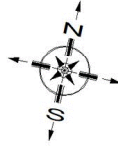
- Stunning Maisonette
- 3 Double bedrooms
- 2 Bathrooms (one en-suite)
- Large Separate Dining Room
- Cosy Living Room
- Fully Fitted Brand New Kitchen
- Shared Garden
- Communal Gardens
- Fantastic Location



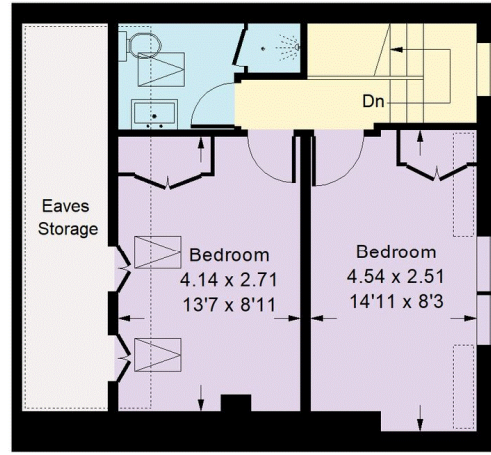


Eynham Road, W12

Approx. Gross Internal Area
119.5 sq m / 1286 sq ft
(Including Eaves Storage = 7.9 sq m / 85 sq ft)

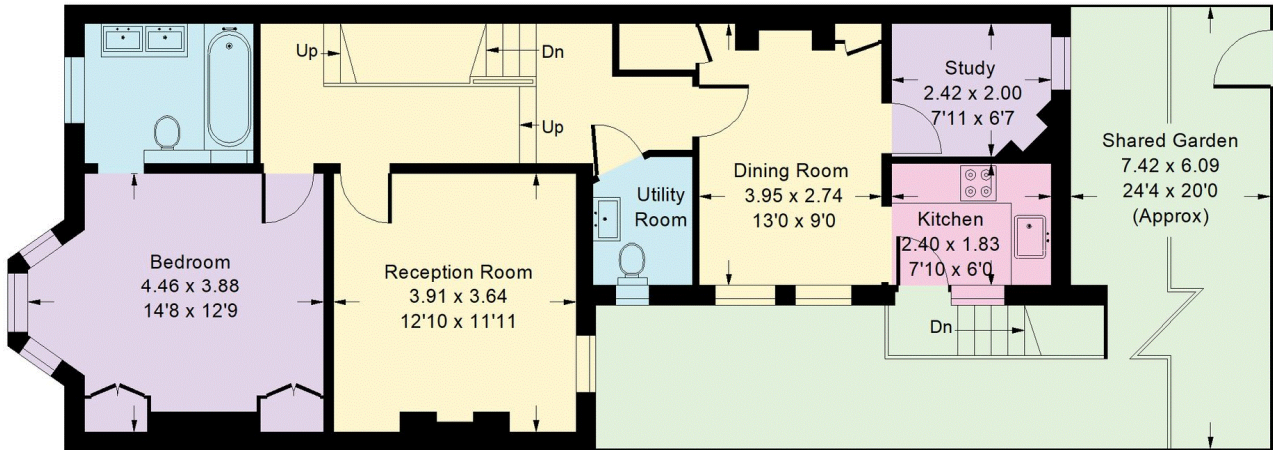


Ground Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0"



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
65	72
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 900 Years Plus

Service Charge: Ad Hoc

Ground Rent: Peppercorn

Council Tax Band: Hammersmith and Fulham D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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