



NASCOT STREET, W12  
£585,000

## CHARMING TWO DOUBLE BEDROOM GARDEN FLAT IN A GREAT LOCATION

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## DESCRIPTION:

This beautifully presented two-bedroom flat is set on a quiet, residential street surrounded by charming Edwardian houses. The property is on the ground floor and offers a stylish living space mixed with the original period features. The accommodation includes two bright and neutral double bedrooms, a generous open plan reception room, a kitchen with modern appliances and a contemporary bathroom. It has a big, exquisite garden, with enough room to entertain guests. Bright and inviting throughout, the flat also offers a great amount of storage space and would make an ideal home to a couple, small family.

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

## AT A GLANCE

- Two Double Bedrooms
- Ground Floor
- Bright Spacious Garden
- High Ceilings
- Quiet Street
- Close to Transport Links
- Walking Distance to Westfield and White City House
- EPC Rating C









GROSS INTERNAL FLOOR AREA 690 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 691 SQ FT / 64 SQM

Ref: Copyright: [pkw/04/11](#)

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

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			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		67	74
(39-54) E			
(21-59) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

**Tenure:** Share of Freehold

**Term:** 900+ Years

**Service Charge:** Ad Hoc

**Ground Rent:** Peppercorn

**Council Tax Band:** Hammersmith And Fulham Band 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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