



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

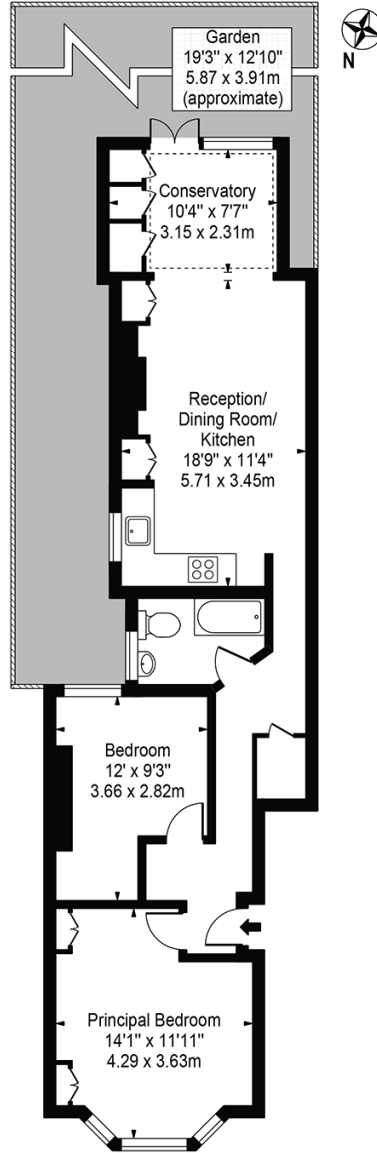
- Two Double Bedrooms
- Ground Floor Flat
- Bright Spacious Garden
- High Ceilings
- Quiet Street
- Close to Transport Links
- Walking distance to Westfield and White City House
- EPC Rating C





# Nascot Street

Approx. Gross Internal Area 690 Sq Ft - 64.10 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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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			
(21-58) 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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