



Valetta Road, W3

£875,000 Share of Freehold

A beautifully presented three bedroom, two bathroom Edwardian upper maisonette, just west of Askew Road.

Reception Room | Open Plan Kitchen | 3 Bedrooms | En Suite Shower Room | Bathroom | Cloakroom / Utility Room | 1168 Sq Ft / 109 Sq M | Council Tax Band D | EPC Rating Band D

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LOCATION

Valetta Road is to the west of Askew Road, with the area offering an eclectic mix of independent shops, cafes and restaurants, with the open space of Wendell Park and Ravenscourt Park close by and the amenities of Chiswick High Road also within easy reach. Stamford Brook, Goldhawk Road and Ravenscourt Park stations are the closest, whilst Shepherd's Bush Central Line and London Overground stations are a little further away at Shepherd's Bush Green. A number of well regarded schools and nurseries, in both state and private sectors, are close by.

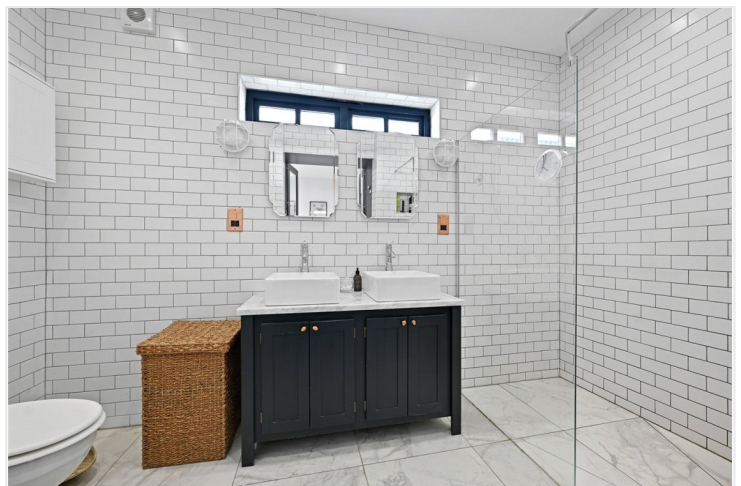
DESCRIPTION

Superbly presented throughout, the property offers accommodation comprising entrance hall, reception room with open plan kitchen, main bedroom suite with bathroom, utility room, family bathroom and two further double bedrooms, one of which has French doors leading to a flat roof area. Furthermore the property benefits from its own private entrance and planning consent in place for the creation of a roof terrace (further details available upon request).

Share of Freehold with an underlying lease to and including 14 January 2981

Service Charge:- Paid on an ad hoc basis (paying 50% of any outgoings). Building insurance for 2025 £680.

Ground Rent:- N/A





LOCAL AUTHORITY

Ealing Council

TENURE

Share of Freehold 955 years 7 months.

PRICE: £875,000 Share of Freehold



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 24 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 718 SQ FT

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 493 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 426 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1235 SQ FT/ 115 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1168 SQ FT/ 109 SQM

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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.

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY MEASUREMENTS

The displayed square footage is taken from the floor plans with measurements created using the Royal Institute of Chartered Surveyors' Code of Practice for Measuring. These measurements are approximate and included for illustrative purposes only. Winkworth does not make any representation as to the accuracy of these measurements and you should seek to verify them for yourself. Winkworth accept no liability for any loss you may suffer if you rely on these measurements.

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for every step...

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