



WORMHOLT ROAD, W12

£1,350,000 FREEHOLD

A SUBSTANTIAL ATTRACTIVE PERIOD PROPERTY OFFERING FLEXIBLE  
ACCOMMODATION THIS VERY POPULAR ROAD WITH HUGE GARDEN  
IN THE HISTORIC WORMHOLT PARK CONSERVATION AREA

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## DESCRIPTION:

Offering in excess of 2100 square feet of living space this home (Currently used as two apartments) boasts an enormous rear garden with work unit and has the potential to be reconsolidated as a stunning family house (subject to the relevant consents). Accommodation on the ground floor consists of two double bedrooms, a family bathroom, a large and light through reception and separate eat in kitchen that leads to the palatial rear garden. On the first floor there are three double bedrooms, a kitchenet/come utility space, a bathroom and a separate WC. Into the loft extension there is a further double bedroom and en-suite. Homes with this amount of living space and potential are rare to the market and interest is sure to be keen.

## LOCATION:

Wormholt Road is a popular residential area of attractive period properties. Mostly family homes, the area offers good access to Shepherds Bush and the excellent transport facilities and shops offered. The 8 acres of Wormholt Park are also a short walk away.









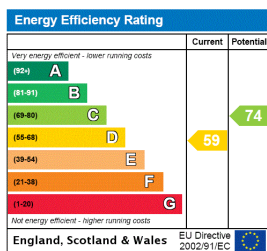
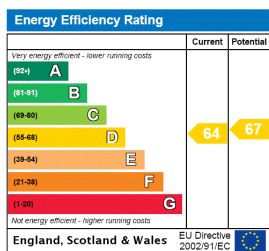


APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE/EAVES STORAGE: 2759 SQ FT / 256 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE/EAVES STORAGE: 2158 SQ FT / 200 SQM

## PROPERTY PHOTO PLANS .CO.UK

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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.



This property has two EPCs

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