



**ARMFORD
ESTATES**



PER MONTH

£2,095 Per Month

Gayford Road

London, W12 9BW

PROPERTY SUMMARY

A newly refurbished one bedroom flat situated on the top floor of this attractive Victorian conversion on a popular residential road close to Askew Road and Wendell Park. The flat is presented in excellent condition throughout and offers approximately 510 sq ft of accommodation comprising a double bedroom, a separate reception room, a newly fitted kitchen, a newly fitted bathroom. The property further benefits from new flooring and freshly painted walls and ceilings throughout.

Gayford Road is well placed for the independent shops, cafés and restaurants along Askew Road, the open spaces of Wendell Park and Ravenscourt Park, and the local transport links into Shepherd's Bush, Hammersmith and the surrounding areas. Close to Underground - Goldhawk Road. Offered unfurnished and available immediately.

Council Tax Band: C London Borough of Hammersmith & Fulham.
EPC Rating: D

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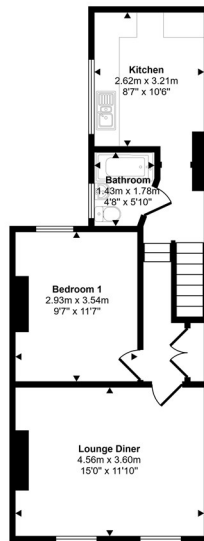
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Approx Gross Internal Area
47 sq m / 508 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

EPC RATING: D COUNCIL TAX BAND: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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