

17 Aylmer Road, London, W12 9LG

£2,425 Per month

Council Tax Band: D



ADDISON GROVE



A highly desirable two-bedroom ground floor flat brimming with period charm, featuring a beautiful private garden in a family-friendly area near Askew Road. The property includes a private entrance, reception hall with storage, a large open plan kitchen/lounge, a master bedroom with fitted wardrobes, good sized second bedroom, and a luxury family bathroom. Outside you will find a private and attractive garden that is accessible through the kitchen/dining space.

This beautifully styled flat boasts high-quality fittings and a bright, open-plan kitchen/living area, offering direct access to the garden. The bedrooms are generously proportioned with ample storage space. Enjoying a peaceful West London location, the property is moments from Wendell and Ravenscourt Parks, and is only a 10 minute drive from Westfield London, offering a vast array of retail and entertainment. For commuters, Aylmer Road provides a range of bus links and the convenience of the Stamford Brook Tube (District Line) station, just a ten minute walk away.

Additional details:



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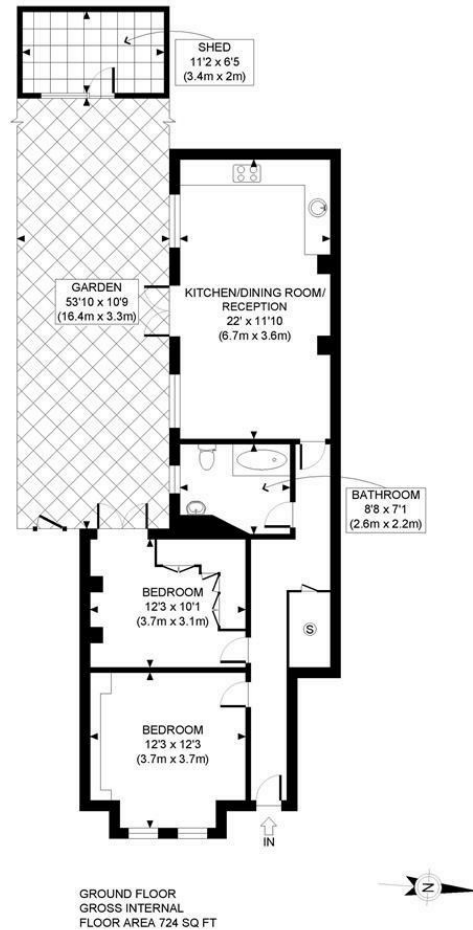
Building 7, Chiswick Park
566 Chiswick High Road

London

W4 5YG

02082260189

oliver@addisongrove.co.uk



APPROX. GROSS INTERNAL FLOOR AREA: 724 SQ FT/ 67 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	