



**Cobbold Road W12**

**FINLAY  
BREWER**

## Cobbold Road W12

**2 Double Bedrooms**  
**Open Plan Kitchen/Breakfast/Reception**  
**Bathroom \* Paved & Decked Garden**  
**Own Entrance \* No Onward Chain**  
**Potential to Extend STPP**  
**EPC Rating D 62**

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An immaculately presented refurbished 2 bedroom garden flat with its own entrance moments from Wendell Park and the amenities of Askew Road with potential to extend subject to reapplying for planning permission which was granted previously. There are 2 generous double bedrooms both with feature fireplaces, the master having a shuttered bay window and fitted wardrobes, and a contemporary bathroom. The open plan kitchen/breakfast/reception room has French doors to the decked and paved private garden. Benefiting from no onward chain this charming property is a **MUST SEE!**

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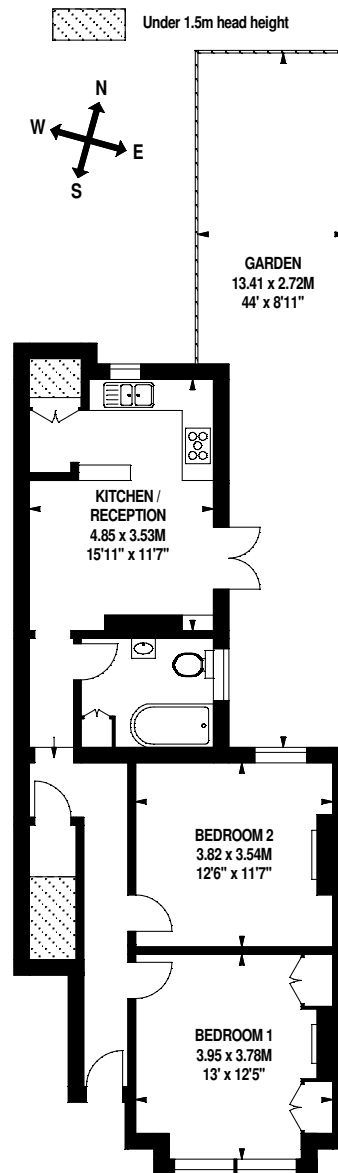
**GUIDE: £565,000**  
**LEASEHOLD**

**SUBJECT TO CONTRACT**  
**LEASE: 120 YRS APX**  
**SERVICE CHARGE: £200 PA APX**  
**BUILDINGS INSURANCE: £358 PA APX**





**Approximate Gross Internal Area 700 Sq Ft/65 Sq M  
(Including Restricted Head Height of 1 Sq Ft/11 Sq M)**



**Ground Floor**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.