

**FINLAY  
BREWER**



**VALETTA ROAD W12**







**2 DOUBLE BEDROOMS \* RECEPTION  
KITCHEN/BREAKFAST ROOM \* BATHROOM \* WALLED & DECKED GARDEN  
PLANNING PERMISSION TO EXTEND \* EPC RATING D 62**

A well presented ground floor Edwardian garden flat situated in a quiet tree lined road close to both Askew Road and Wendell Park. With planning permission to extend into the side return the property is currently configured with a reception to the front with bay window and feature fireplace; 2 double bedrooms; contemporary bathroom and kitchen/breakfast room with French doors to a charming walled and decked southerly garden. Offering potential to extend and reconfigure this is a MUST SEE!

**GUIDE £575,000**

**SHARE OF FREEHOLD**

**SUBJECT TO CONTRACT**

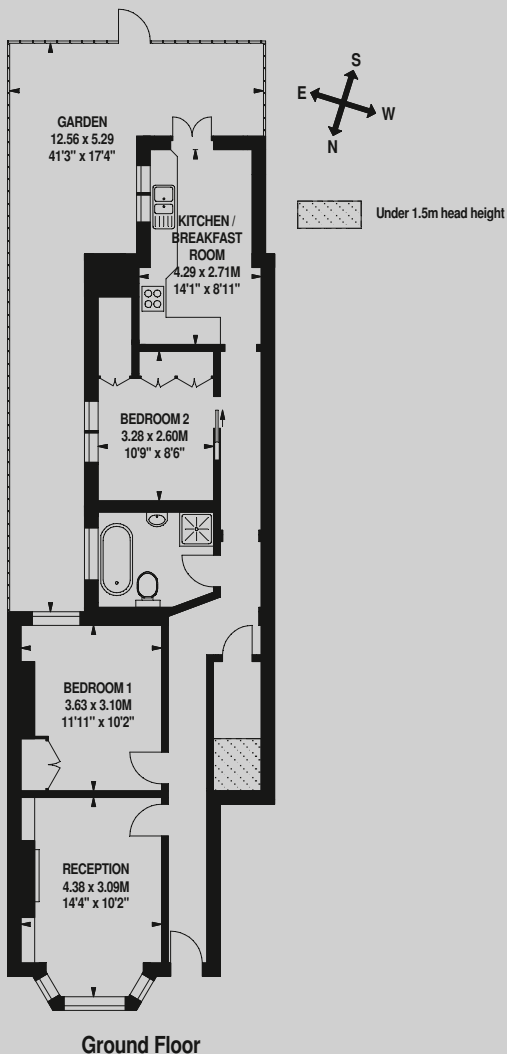
LEASE: 955 YRS APX SHARED COSTS 50/50



Misrepresentation: We make every effort to ensure that these particulars and other information given are as accurate as possible, but they are neither legal representation or warranties nor do they form an offer or contract of sale.



**Approximate Gross Internal Area 753 Sq Ft/70 Sq M  
Including Restricted Head Height of 11 Sq Ft/1 Sq M**



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

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