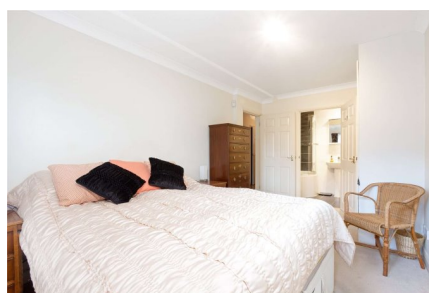


## Stamford Brook Avenue, W6

**£645,000** Leasehold

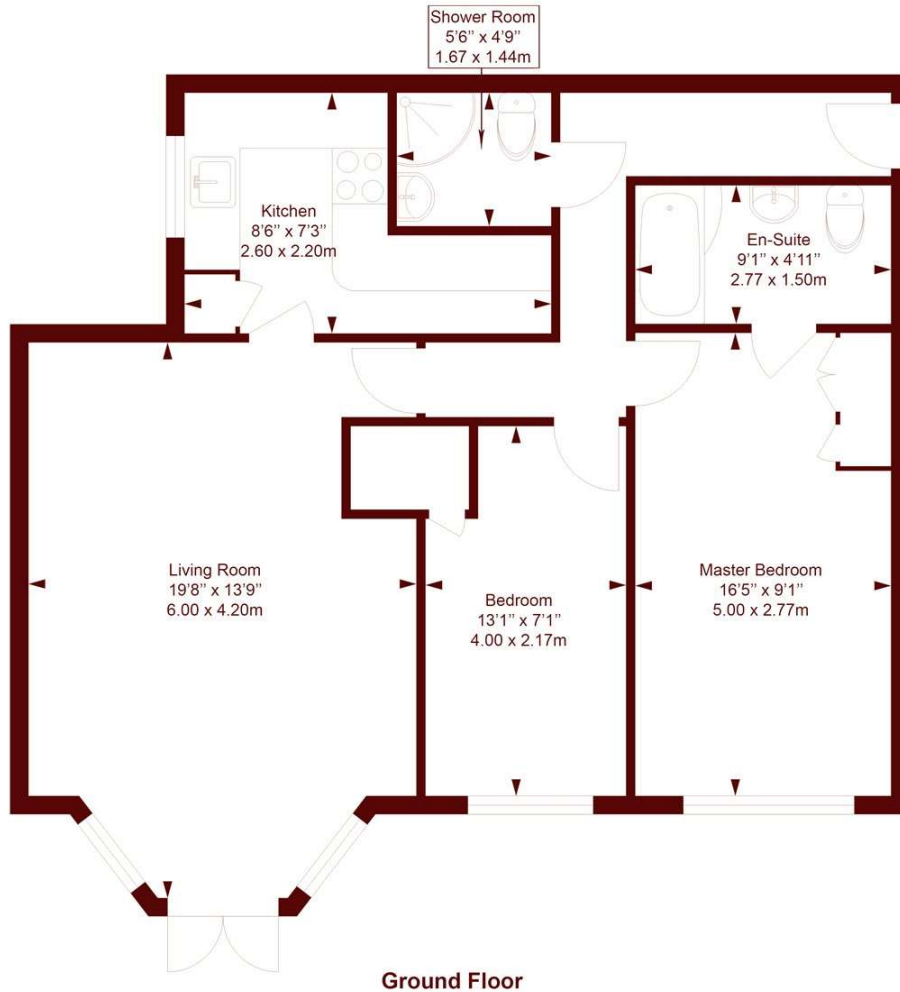


- Two bedroom
- Modern finish
- Communal garden
- Two parking spaces

A perfectly laid out two-bedroom, two-bathroom ground floor flat overlooking Stamford Brook Common.

## Stamford Brook

APPROX. GROSS INTERNAL FLOOR AREA: 785 SQFT/ 72.9 SQM



Ground Floor

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy  
However all measurements are approximate.

The floor plan is illustrative purposes only and is not to scale  
ELLIE CLAIRE PHOTOGRAPHY LTD  
www.ellieclairephotography.com

All viewings by appointment through our  
**ASKEW ROAD office:**

**T** 020 8102 0123

**E** sales.ask@marshandparsons.co.uk

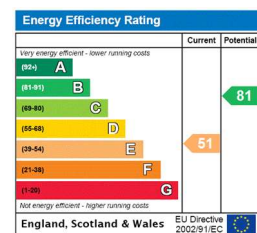
120 Askew Road  
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W12 9BL

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Every attempt has been made to ensure accuracy, however all measurements are approximate and for illustrative purpose only. **Not to scale.**

In accordance with The Consumer Protection from Unfair Trading Regulations 2008 the following particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

Full Energy Performance Certificate available on request.



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