

# FLETCHERS

## ESTATE AGENTS



## Greenside Road, W12

£400,000

A wonderfully presented, large one bedroom apartment situated within a highly sort-after development moments from Ravenscourt Park. Positioned on the second floor of the building, this stylish apartment has been finished to a high specification and has been stylishly furnished by the current owners. The flat has floor to ceiling windows in a spacious, south-facing reception room allowing for an abundance of natural light as well as providing access out onto a generous private, decked balcony with views of the treeline of the park opposite. To the rear of the room there is a large kitchen with quartz tops and lots of surface space perfect for cooking and complete with integrated appliances. There is a double bedroom benefitting again from floor to ceiling windows and plenty of built in storage. There is also a modernised bathroom suite with both large bath and shower overhead and a separate walk in shower as well.

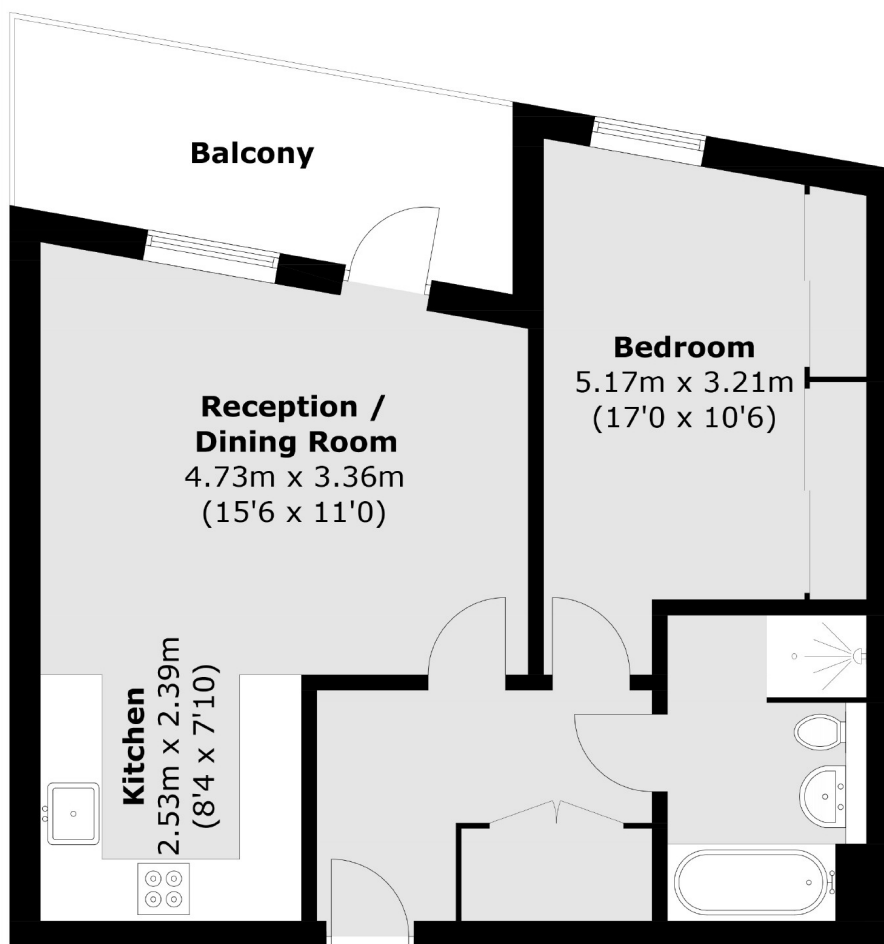
The flat is offered to the market with a long lease and the building benefits from having lift access and cycle storage, a CCTV monitored entrance and access to both a well-maintained communal garden and car park at the rear.

Montagu House is a popular development on the corner of Greenside Road and Goldhawk Road, positioned well for the green space of Ravenscourt Park. Located just off Askew Road, it is positioned ideally for its array of local shops, bars and restaurants. The award winning ginger pig butchers, The Eagle with its excellent pub garden and Cafe Louche are local favourites. Ravenscourt Park (District line) as well as Goldhawk Road (Hammersmith & City line & Circle line) as well as Shepherds Bush (Central line) are all nearby offering excellent connections into town. The house is also ideally located for the array of shops, restaurants and amenities of Westfield and those surrounding the development at the BBC Television Centre.

• Lift -Access • One Double Bedroom Flat • Long Lease • Excellent Condition Throughout • Opposite Ravenscourt Park • Open-Plan Kitchen/Reception •

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Total area (approx.): 53.2 sq. m (572.6 sq. ft)  
Balcony : 8.8 sq. m (94.7 sq. ft)

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