



**Melina Road, London, W12**

£650,000 Guide Price

# Property Description

This charming garden maisonette offers particularly spacious accommodation being located in this quiet residential cul-de-sac nestled next to Cathnor Park.

The property is very well presented being recently decorated and provides well-proportioned accommodation extending to approximately 971 sq/ft (90 sqm). The layout is flexibly arranged over two separate floors and has been thoughtfully modernised to a high standard. There is an elegant reception room with tall ceilings, contemporary open plan kitchen area with fully integrated appliances, three double bedrooms, lovely modern family bathroom with separate shower, and a further modern shower room. Outside is a private and secluded west facing patio garden which backs onto Cathnor Park.

The maisonette also benefits from oak wood flooring in the living areas, new carpets in the bedrooms and on the staircase, modern double glazing, along with an efficient Vaillant central heating system.

The property is nestled in this quiet residential cul-de-sac lying next to Cathnor Park and is served by an excellent selection of local shopping facilities, cafes, and restaurants on the Askew Road and Goldhawk Road, and is within a short stroll of both Goldhawk Road (Hammersmith & City Line) and Shepherds Bush (Central Line) and Ravenscourt Park (District Line) Tube stations.

MELINA ROAD, CATHNOR PARK, LONDON W12

Price: £675,000 - Available for early occupation with no onward chain.

Tenure: Share of Freehold with a Leasehold term of 125 years from the 12th



of January 1996.

Ground rent: Peppercorn

Service charge: The property is responsible for 40% of the total outgoings per annum

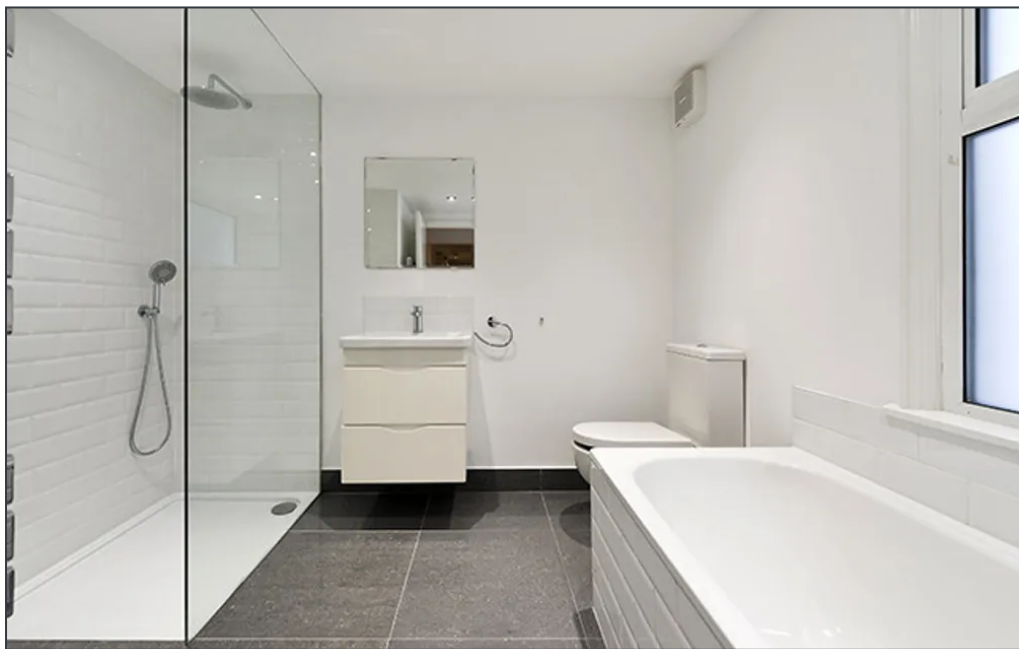
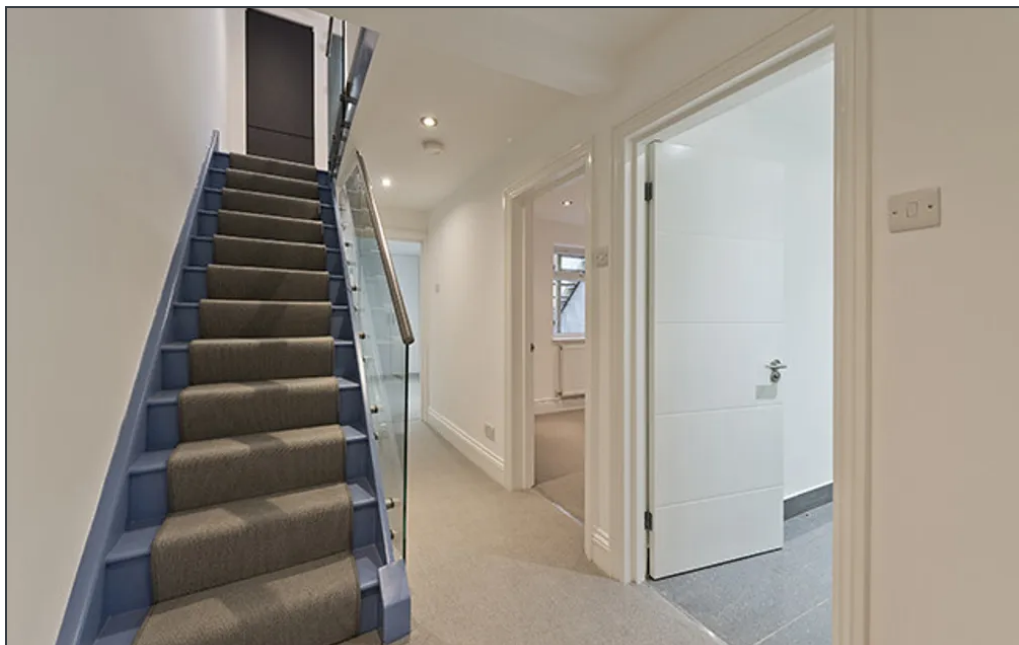
EPC Rating: D

# Key Features

- ✓ Entrance hall
- ✓ Large reception room
- ✓ Modern fully integrated open plan kitchen
- ✓ Three double bedrooms with built in wardrobe cupboards
- ✓ Spacious family bathroom with separate shower
- ✓ Further modern shower room
- ✓ Double glazing
- ✓ Oak wood flooring
- ✓ Residents permit parking









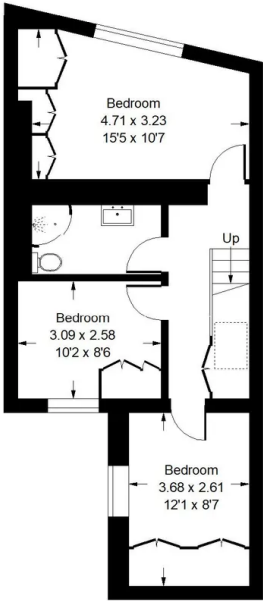





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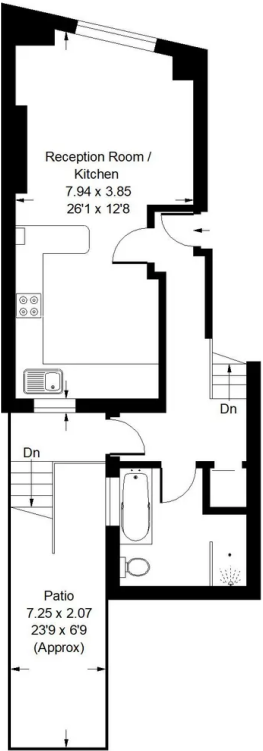
Approx. Gross Internal Area  
90.2 sq m / 971 sq ft

DRAFT



Lower Ground Floor

 = Reduced headroom  
below 1.5 m / 5'0"



Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.



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