



Longford Court, Emlyn Gardens, London W12 9UW

Asking price £430,000

A spacious three bedroom property on the third floor of this popular residence on Emlyn Gardens. The property consists of a large bathroom, three bedrooms with ample storage, a bright living room and separate eat in kitchen. The property boasts wood floors, double glazed windows and is nicely finished throughout. Located on Emlyn Gardens, it is a short walk to all the amenities of the Askew Road and the Uxbridge Road. Turnham Green (Piccadilly & District line) and Stamford Brook (District Line) stations can both be found within a ten minute walk from the property. Both the A4 & M4 gives great access to and from the city.



GOSS & CO

666 Fulham Road, Fulham, London, SW6 5RX

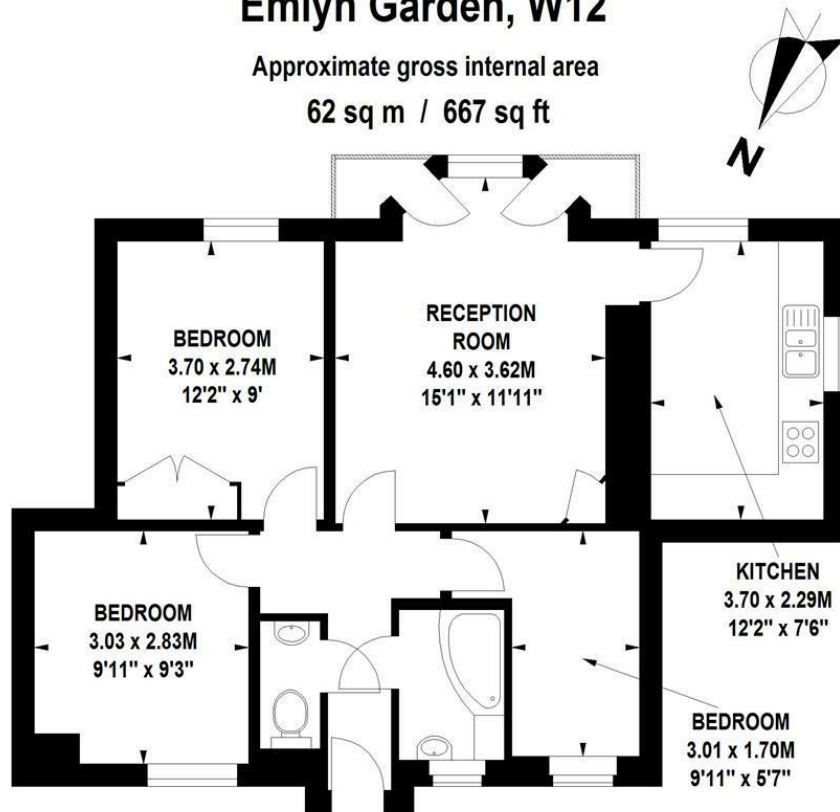
T: 020 7751 8326

E: mg@gossandco.com

www.gossandco.com

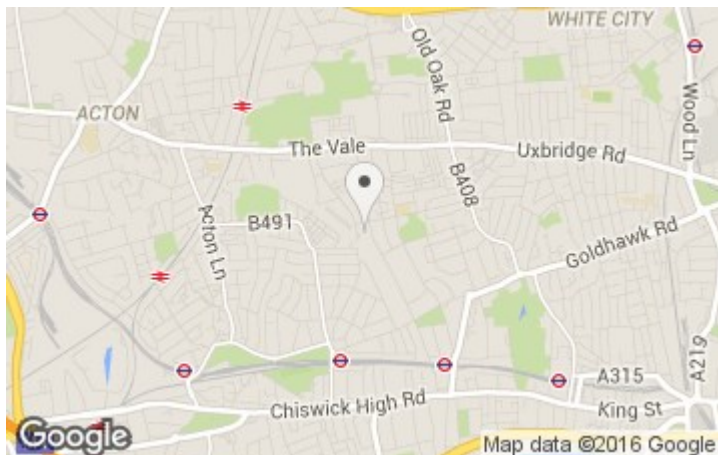
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Approximate gross internal area
62 sq m / 667 sq ft



Third Floor

Floor Plan produced for Goss & Co by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	72	76
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	69	73
EU Directive 2002/91/EC		

IMPORTANT INFORMATION

These particulars, whilst believed to be accurate, are set out for guidance only and do not constitute any part of an offer or contract.
Not everything shown in our photographs will be included in the sale.
If there is anything that is of particular importance to you, please contact our office for clarification. Fixtures, fittings, appliances & services mentioned or shown in these particulars have not been tested.

All measurements are approximate.