



## Felix Road, W13

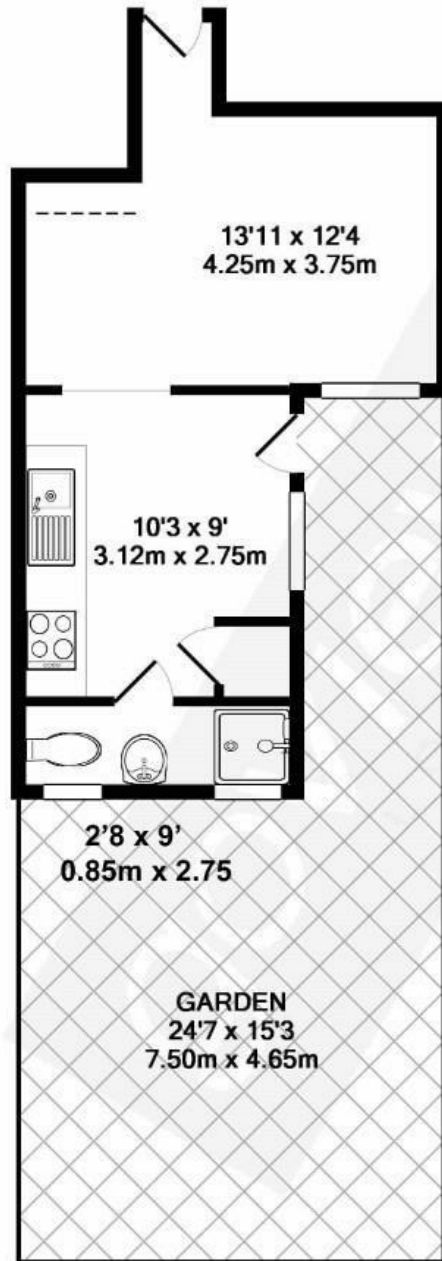
Located on the ground floor of a Victorian property, this conversion garden studio flat offers an excellent opportunity to own a compact yet highly functional space.

Spanning 249 sq ft, the property features a unique layout with direct access to a private garden.

This flat is a blank canvas, offering a fantastic opportunity for first-time buyers eager to embark on a renovation project or investors seeking a property with significant potential.

- Period conversion studio flat
- Private garden
- Excellent transport links
- Wealth of amenities nearby
- Chain free
- Potential to extend subject to planning

£259,950



**TOTAL APPROX. FLOOR AREA 249 SQ.FT. (23.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	