

PHILIP WOOLLER

LET AGREED



THORPEBANK ROAD W12 • SHEPHERD'S BUSH
£595 PW / £2578 PCM



- 3 double bedrooms
- Shower room
- Bathroom en suite
- Kitchen / breakfast room
- Reception room
- Patio garden
- Modern kitchen and Bathroom
- Oak floors to ground floor

Type
Edwardian terraced house

Gross internal floor area
1098 sq ft / 102 sq m approx.

Nearest stations
Shepherd's Bush Market (Hamm & City
and Circle Lines)

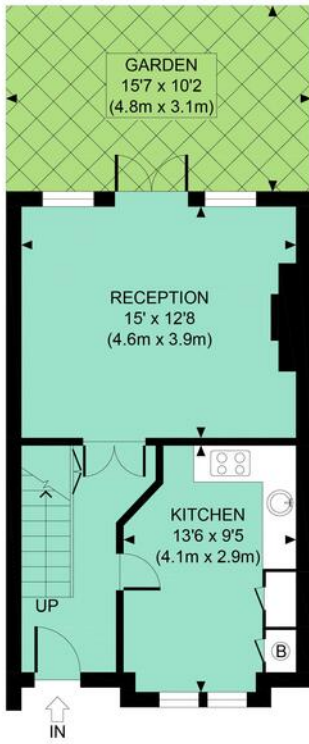
Council Tax Band
E (£1500.34 PA)

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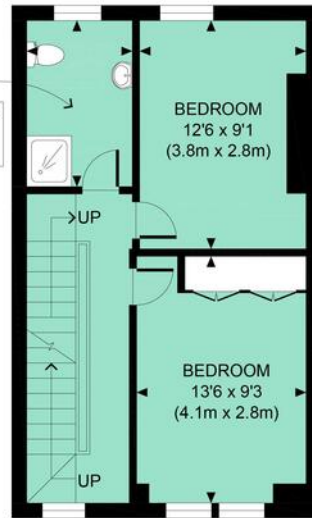


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 305 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 390 SQ FT

SHOWER ROOM
9'1 x 5'9
(2.8m x 1.8m)



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 403 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES 1098 SQ FT / 102 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES 1058 SQ FT / 98 SQM
Ref: Copyright **photo**plan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

IMPORTANT NOTICE

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2. Photos etc: The photographs show

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4. VAT: The position relating to the property may change without notice.