

PHILIP WOOLLER

SOLD



RYLETT CRESCENT W12 • WENDELL PARK
GUIDE PRICE £1,250,000 FREEHOLD



- 3 bedrooms
- Bathroom and shower room
- Reception room
- Kitchen / breakfast room (additional kitchenette / utility)
- Conservatory
- Off-street parking, gardens and side access

Type
Wide end-terraced Edwardian house offering development potential

Gross internal floor area
1453 sq ft / 135 sq m approx.

Nearest stations
Stamford Brook (District Line)

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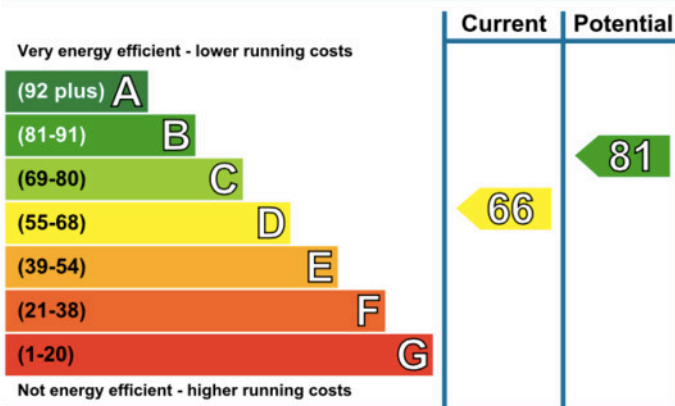


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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