

PHILIP WOOLLER

LET AGREED



STARFIELD ROAD W12 • ASKEW ROAD AREA
£350 PW / £1516 PCM



- 1 double bedroom
- Bathroom
- Reception room with bay
- Kitchen area open plan
- Integrated appliances incl. dishwasher
- Access to loft storage
- On street resident parking permit available
- EPC Rating - D

Type
Top floor flat

Gross internal floor area
495 sq ft / 46 sq m approx.

Nearest stations
Stamford Brook (District Line)
Goldhawk Road (Hamm & City and Circle Lines)

Council Tax Band
C (£1091.16 PA)


PHILIP WOOLLER

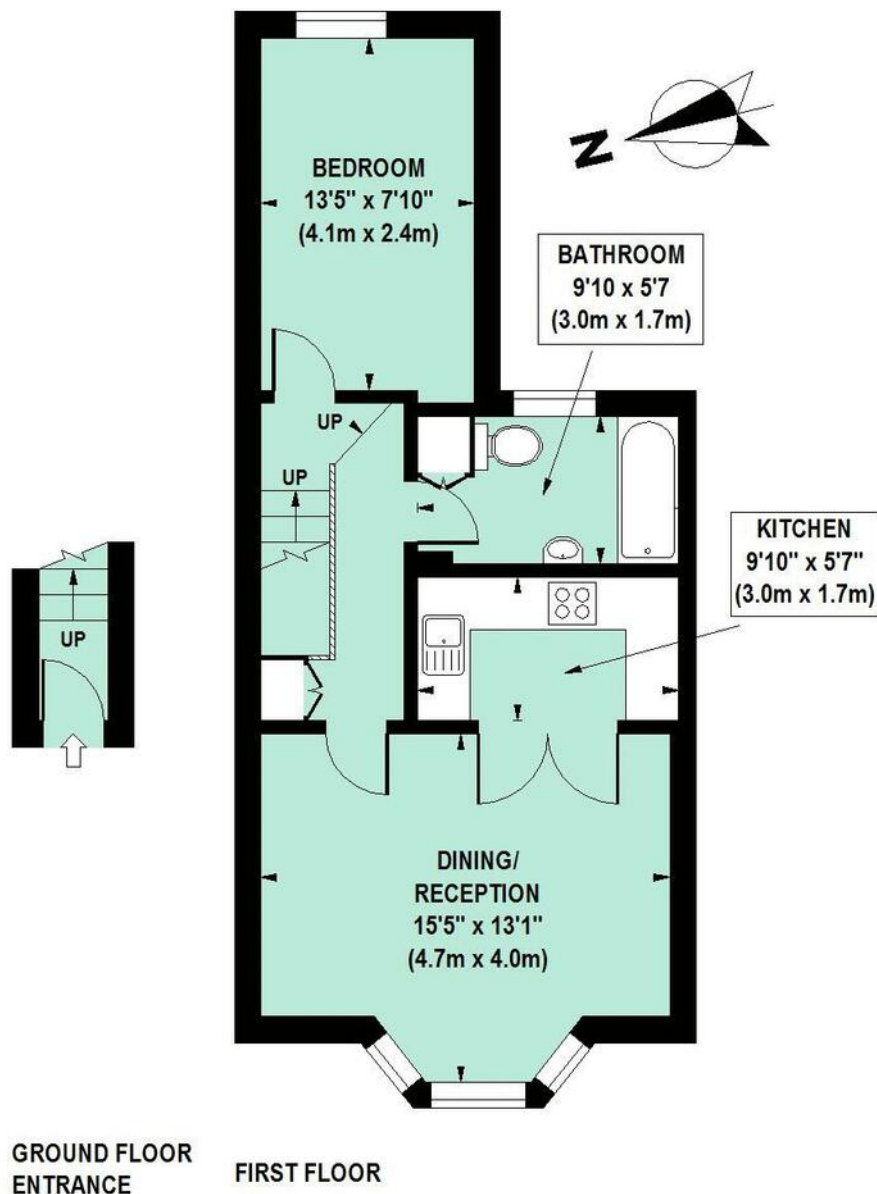
LET AGREED

Starfield Road, W12

Approximate gross internal area

46 sq m / 495 sq ft

 Under 1.5m head height



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

PHILIP WOOLLER

LET AGREED

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	55	64	(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC 		England & Wales
			EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT NOTICE

- 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).
- Photos etc: The photographs show

- only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- VAT: The position relating to the property may change without notice.