

# PHILIP WOOLLER

## SOLD



ORMISTON GROVE W12 • SHEPHERD'S BUSH  
£1,695,000 FREEHOLD



- 5 double bedrooms
- 2 bathrooms
- Shower room en suite
- Double reception room
- Kitchen / dining room
- Playroom
- Utility / WC
- 77' rear garden
- EPC - D

Type  
Victorian terraced family house

Gross internal floor area  
2562 sq ft / 238 sq m approx.

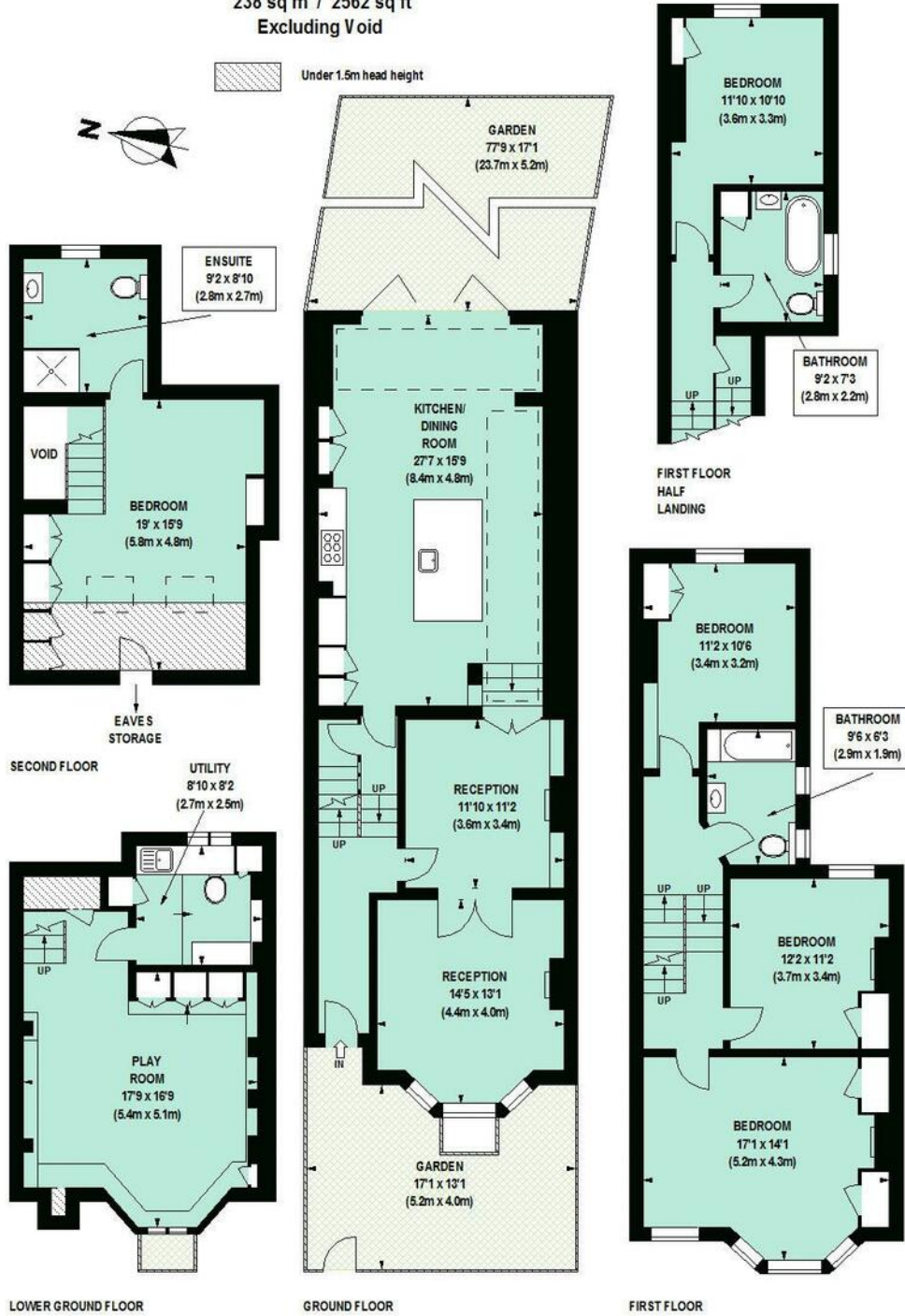
Nearest stations  
Shepherd's Bush Market ( Hamm. & City lines) Shepherd's Bush ( Central Line)

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### Ormiston Grove, W12

Approximate gross internal area  
 238 sq m / 2562 sq ft  
 Excluding Void

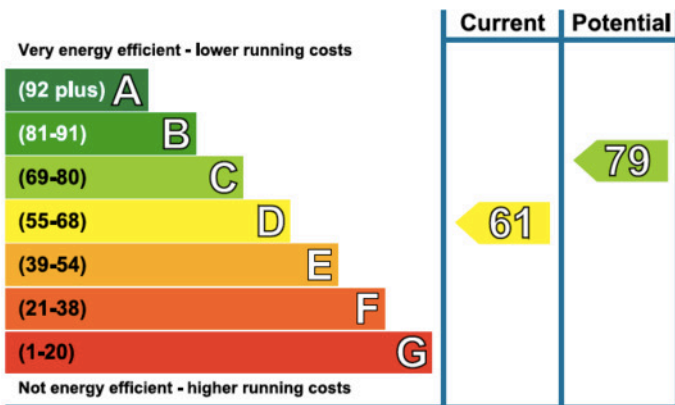


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable

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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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## IMPORTANT NOTICE

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