

PHILIP WOOLLER

FOR SALE



COBBOLD ROAD W12 • WENDELL PARK
£1,295,000 FREEHOLD



- 5 bedrooms
- Bathroom and shower room
- Cloakroom
- Study / bed 5
- Double reception room
- Kitchen / dining room
- South facing garden
- Extensive cellar storage
- EPC - C

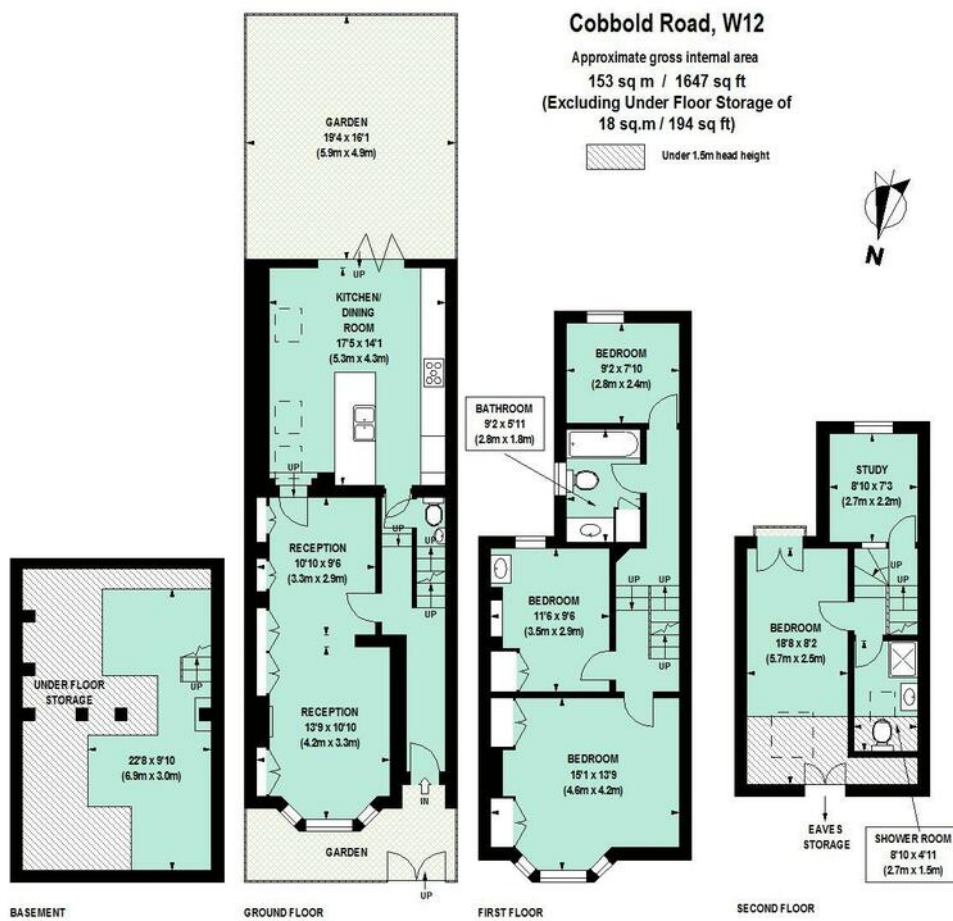
Type
Victorian terraced house

Gross internal floor area
1841 sq ft / 171 sq m approx. incl.
basement storage

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

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	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

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).

2. Photos etc: The photographs show

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