

# PHILIP WOOLLER

## LET AGREED



PERRYN ROAD W3 • EAST ACTON  
£1384 PW / £5997 PCM



- 5 double bedrooms
- 2 bathrooms
- Shower room
- Cloakroom and additional WC
- 2 reception rooms
- Spacious open kitchen / dining space
- Large west facing garden
- Off-street parking at front for 3 vehicles
- Cellar storage

Type  
Detached Victorian family house

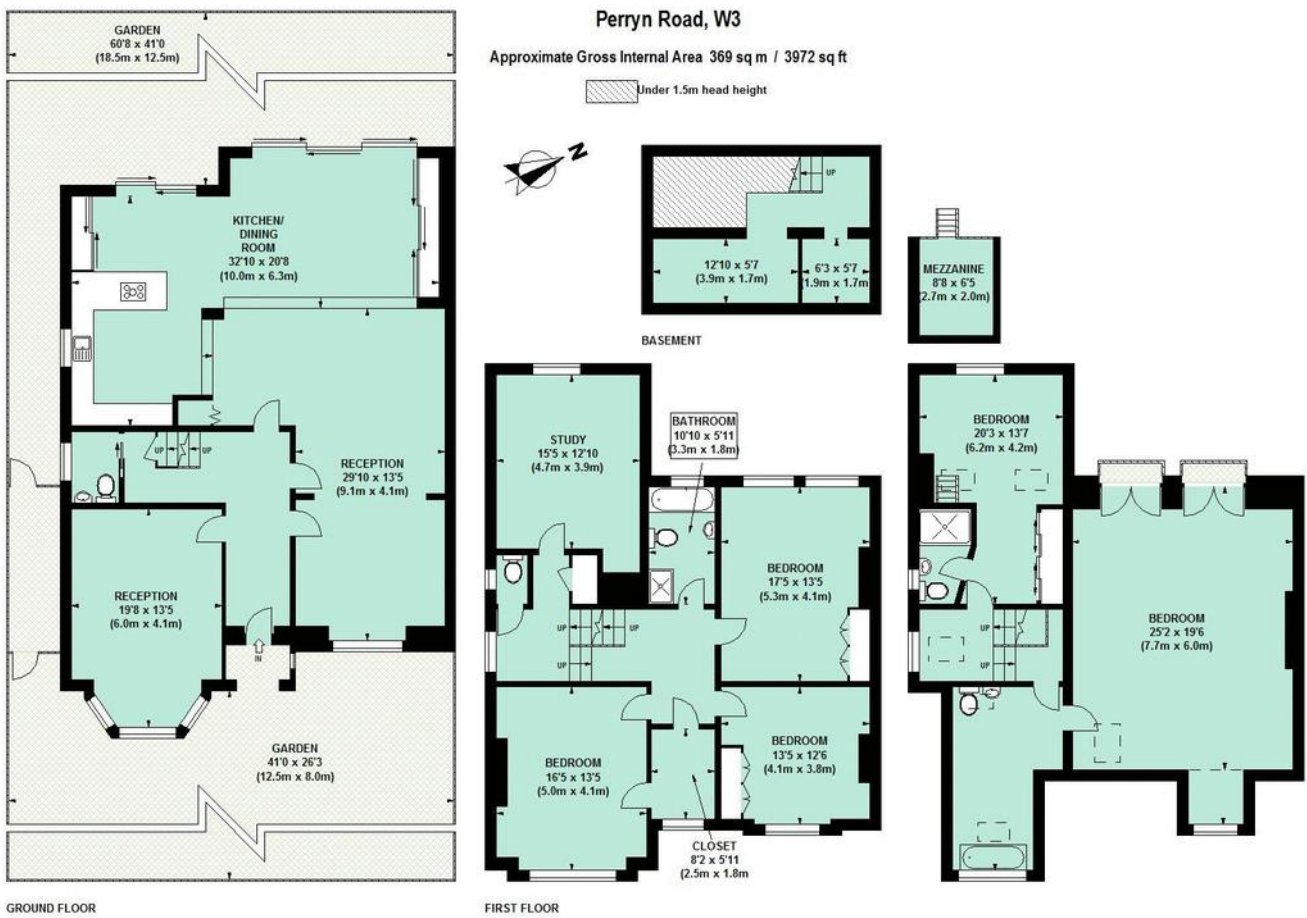
Gross internal floor area  
3972 sq ft / 369 sq m approx.

Nearest stations  
Acton Central (Overground) East  
Acton (Central Line)

Council Tax Band  
G

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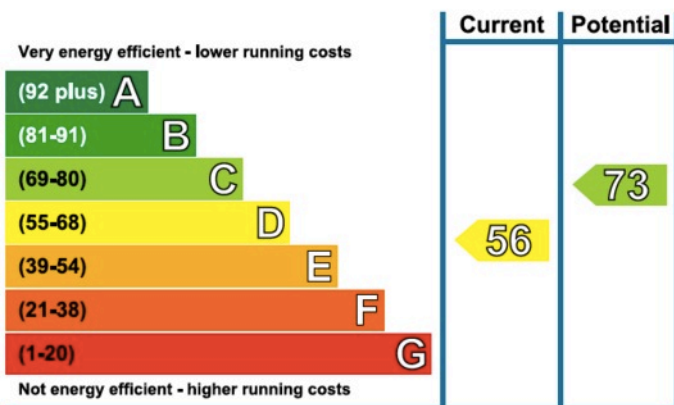


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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).

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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