SALES · LETTINGS · MANAGEMENT

# PHILIP WOOLLER



BASSEIN PARK ROAD W12 • ASKEW ROAD AREA  $\pounds650 \text{ PW} / \pounds2816 \text{ PCM}$ 



- 2 double bedrooms
- Bathroom
- Utility room / WC
- Reception room
- Kitchen open plan
- 45' terraced patio and lawn
- Minutes from local shops
- EPC C

Type Garden flat

Gross internal floor area 883 sq ft / 82 sq m approx.

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

Council Tax Band D ( £1306.00 PA ) SALES · LETTINGS · MANAGEMENT

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Bassein Park Road, W1

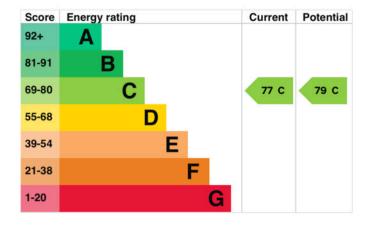
### Approximate Gross Internal Area 82 sq m / 883 sq ft UPPER GARDEN 17'1 x 27'11 (5.2m x 8.5m) + -UP LOWER GARDEN 17'1 x 7'10 (5.2m x 2.4m) KITCHEN / DINING / RECEPTION 25'3 x 14'9 (7.7m x 4.5m) UTILITY Q---7'3 x 5'7 (2.2m x 1.7m) BEDROOM BATHROOM 11'2 x 4'7 (3.4m x 1.4m) 12'10 x 8'2 (3.9m x 2.5m) 0 BEDROOM 13'5 x 13'1 (4.1m x 4.0m) 1 Т Т

LOWER GROUND FLOOR

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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### TO LET



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

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