PHILIP WOOLLER

SOLD



SEDGEFORD ROAD W12 • ASKEW ROAD AREA £1,395,000 FREEHOLD







- 3 double bedrooms
- Bathroom
- Shower room en suite
- Double reception room
- 29' x 16' kitchen / dining room
- · Potential to extend into loft
- 42' garden
- Outbuilding / studio

Type Edwardian family house

Gross internal floor area 1787 sq ft / 166 sq m approx. incl. out building (140 sq ft)

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

PHILIP WOOLLER

SOLD

Sedgeford Road, W12

Approximate Gross Internal Area 153 sq m / 1647 sq ft
Out Building Area 13 sq m / 140 sq ft



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

SOLD

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

only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. 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.

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