

# PHILIP WOOLLER

## SOLD



WESTVILLE ROAD W12 • ASKEW ROAD AREA  
£1,075,000 FREEHOLD



- 3 double bedrooms
- Study / bed 4
- 2 bathrooms
- Reception room
- Kitchen / dining room
- 38' decked west facing garden
- Good potential to extend ground floor

Type  
Detached family house

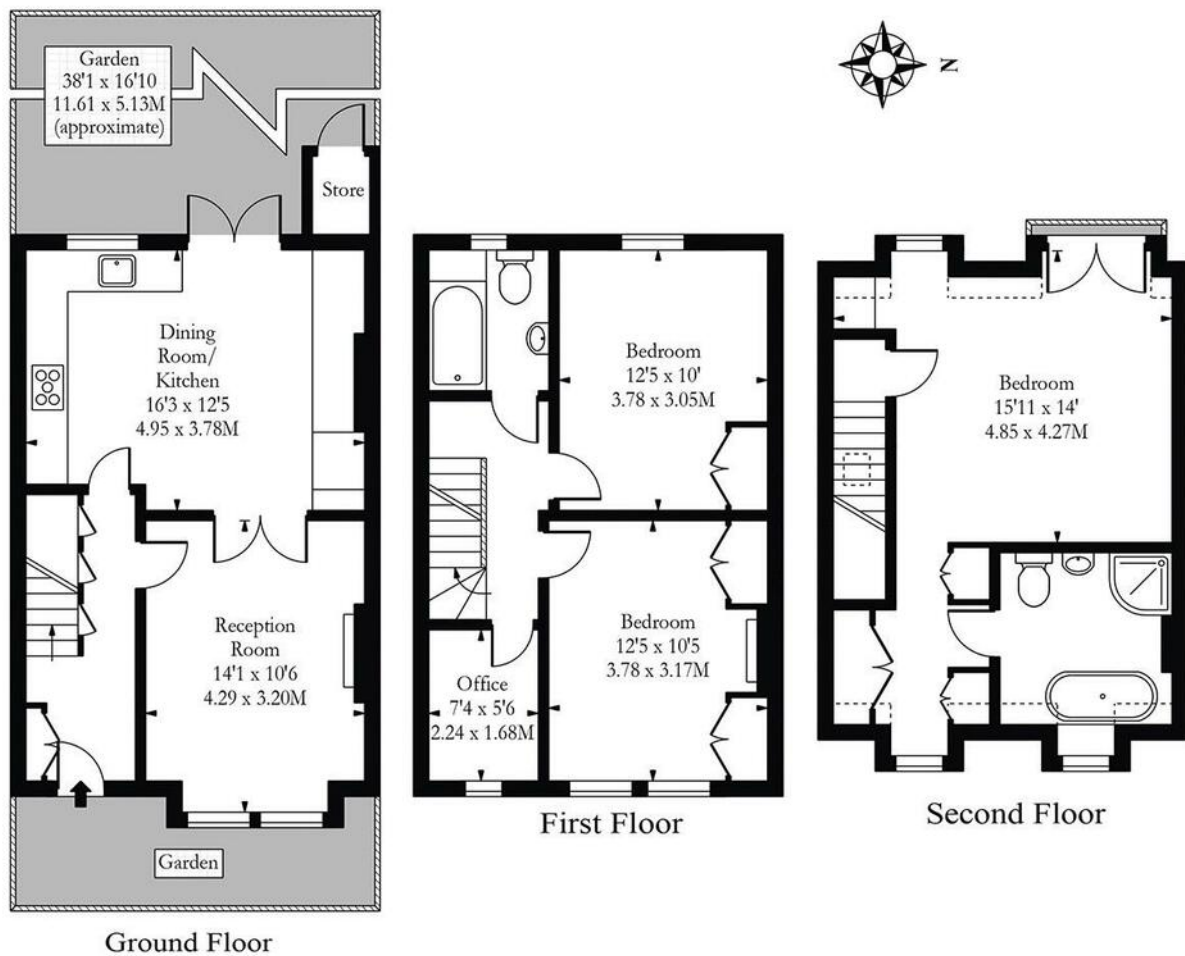
Gross internal floor area  
1207 sq ft / 112 sq m approx.

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

# PHILIP WOOLLER

SOLD

## Westville Road, W12



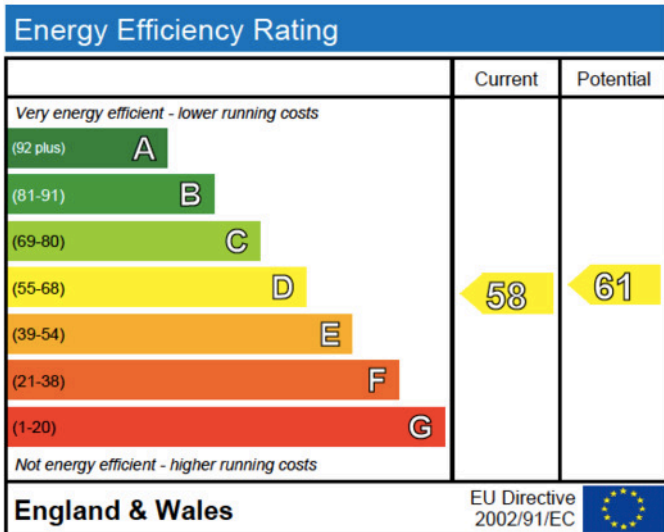
**Approx Gross Internal Area 1207 Sq Ft - 112.13 Sq M**  
(Including Restricted Height Area & Excluding Store)

**Illustration Purposes Only**

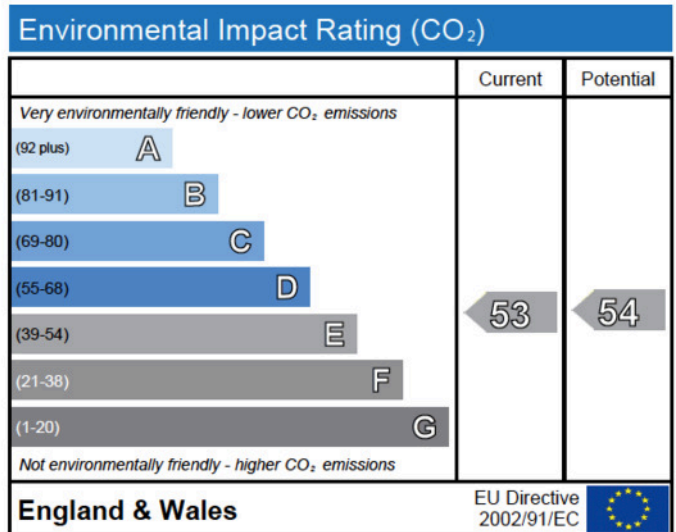
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only, is not to scale and should be used as such by any prospective purchaser.

# PHILIP WOOLLER

## SOLD



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### 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.