

# PHILIP WOOLLER

## LET AGREED



WENDELL ROAD W12 • WENDELL PARK  
£854 PW / £3700 PCM



- 4 bedrooms
- 2 bathrooms
- Cloakroom
- Double reception room
- Kitchen / dining room leading onto garden
- South facing garden
- Architect designed interior
- Oak floors and bespoke joinery
- Superb standard of finish

Type  
Victorian family house

Gross internal floor area  
1658 sq ft / 154 sq m approx.

Nearest stations  
Stamford Brook ( District Line )


Council Tax Band  
F ( £1476.28 PA )

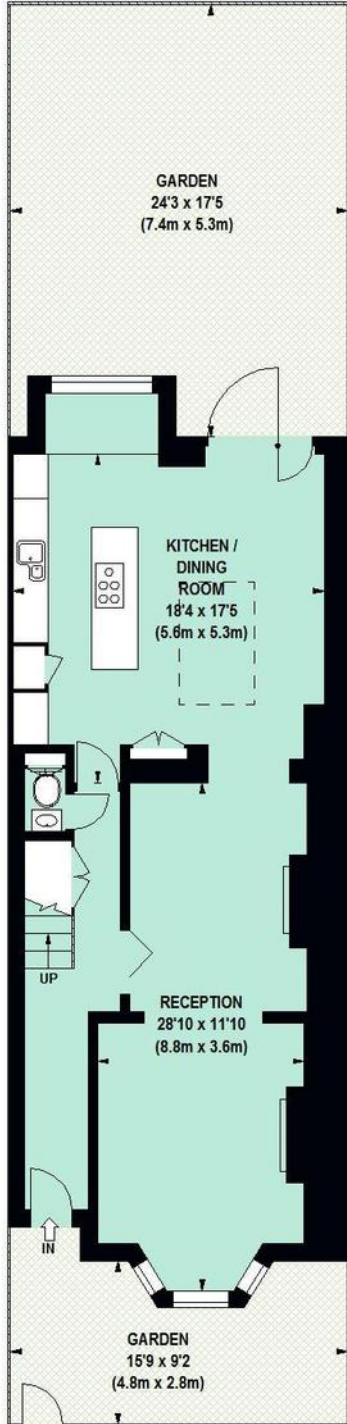
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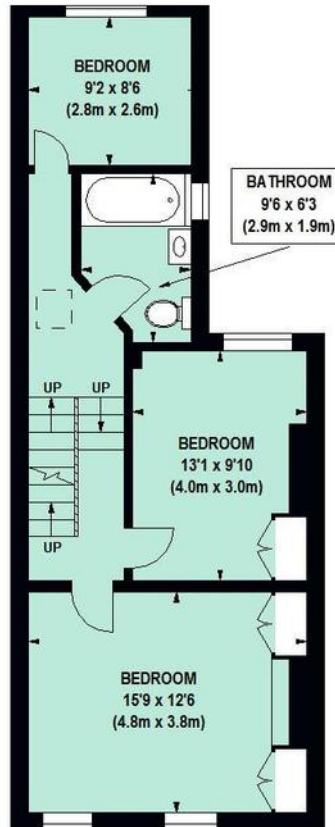
### Wendell Road, W12

Approximate Gross Internal Area 154 sq m / 1658 sq ft

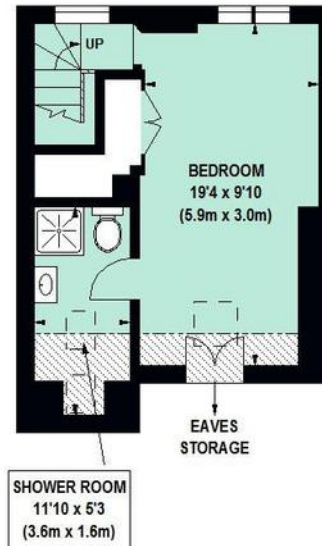
 Under 1.5m head height



GROUND FLOOR



FIRST FLOOR



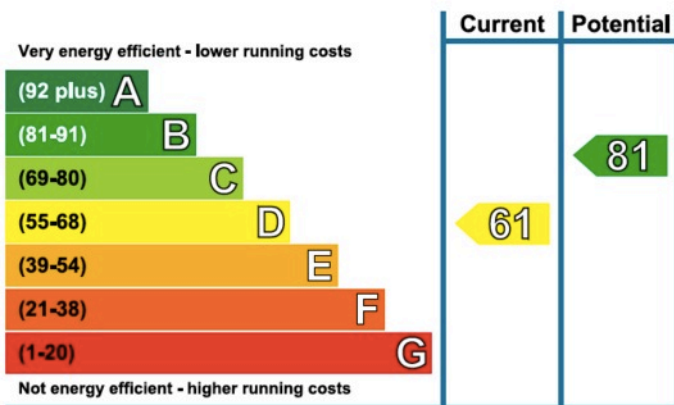
SECOND FLOOR

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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## 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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