

# PHILIP WOOLLER

## FOR SALE



CURWEN ROAD W12 • ASKEW ROAD AREA  
£619,500 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom en suite
- Shower room
- Central entrance hall
- Reception room with folding doors to patio
- Kitchen open plan
- Patio garden
- Nice lateral layout
- Storage

Type  
Lateral garden flat with own entrance

Gross internal floor area  
689 sq ft / 64 sq m approx.

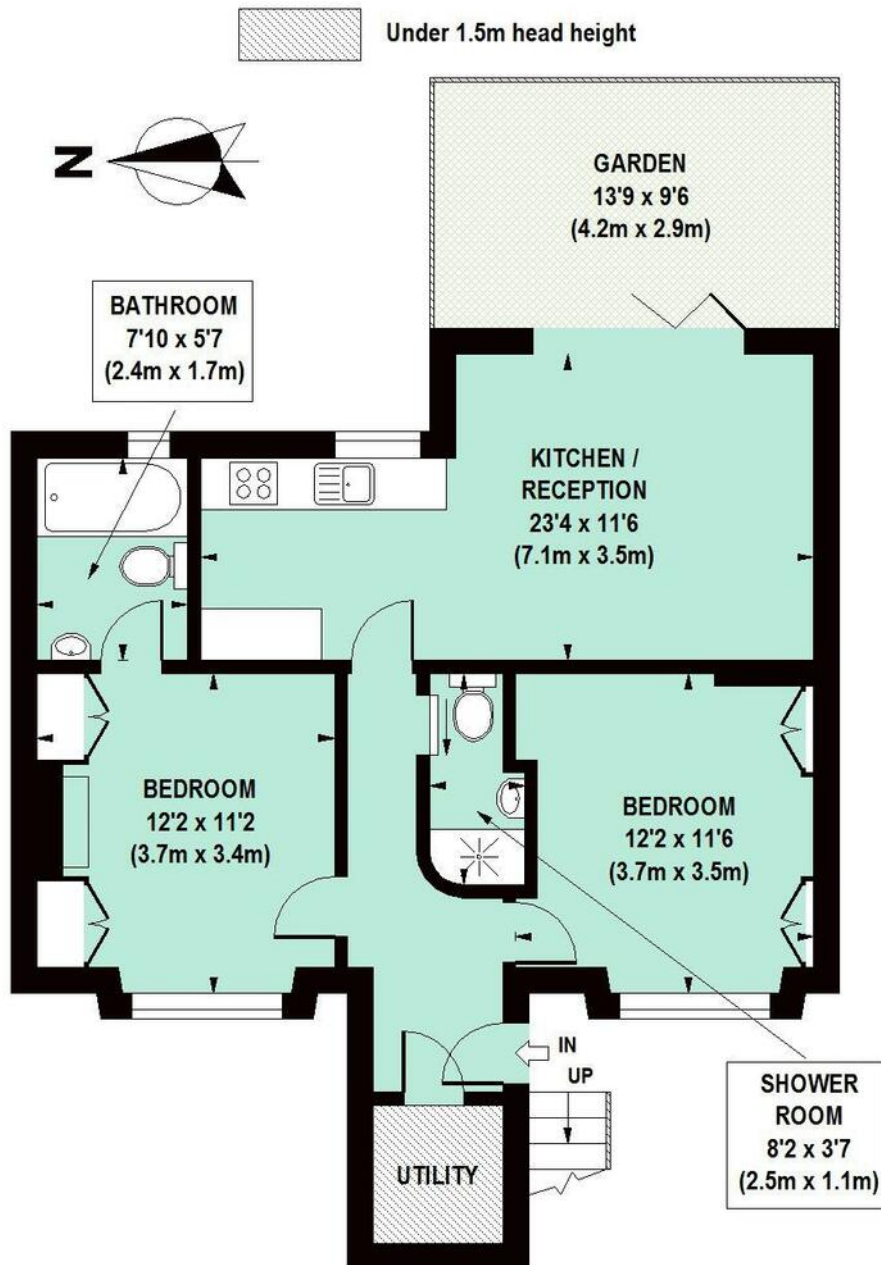
Nearest stations  
Ravenscourt Park and Stamford Brook  
( District Line )

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### Curwen Road, W12

Approximate Gross Internal Area 64 sq m / 689 sq ft



#### LOWER GROUND FLOOR

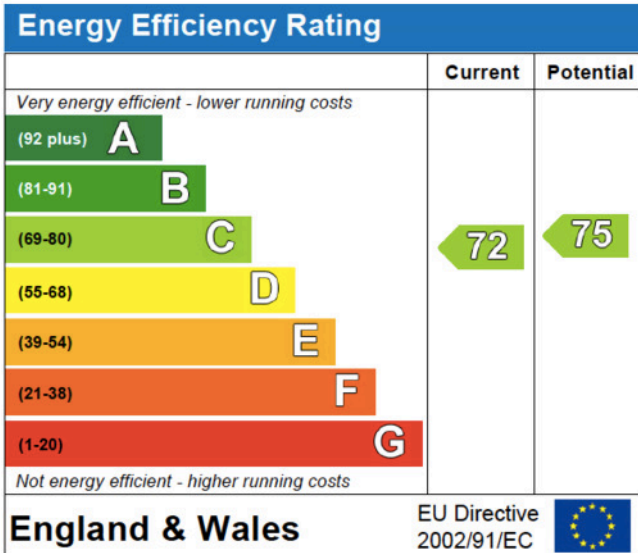
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594

Illustration for identification purposes only, not to scale

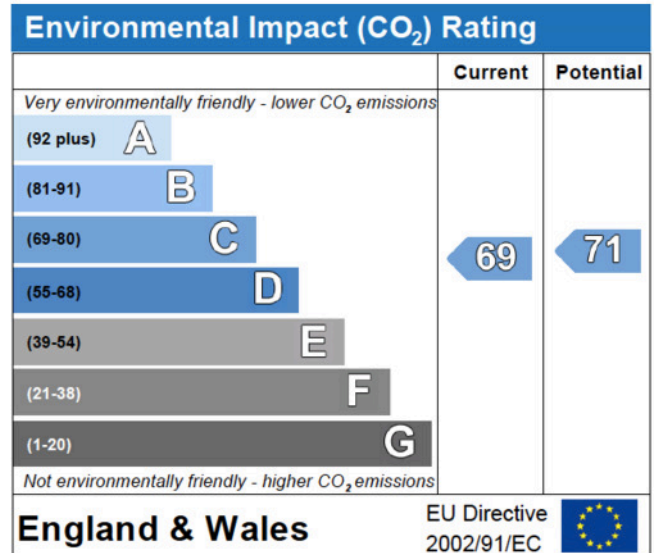
All measurements are maximum, and include wardrobes and window bays where applicable

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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

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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.
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