

# PHILIP WOOLLER

## LET AGREED



RAYNHAM ROAD W6 • BRACKENBURY VILLAGE  
£425 PW / £1841 PCM



- Two double bedrooms
- Bathroom
- Additional WC
- Kitchen / breakfast room
- Reception room
- Roof terrace
- Near Ravenscourt Park and outstanding schools
- School catchments - West London Free and John Betts

Type  
Upper maisonette

Gross internal floor area  
840 sq ft / 78 sq m approx.

Nearest stations  
Ravenscourt Park ( District Line )

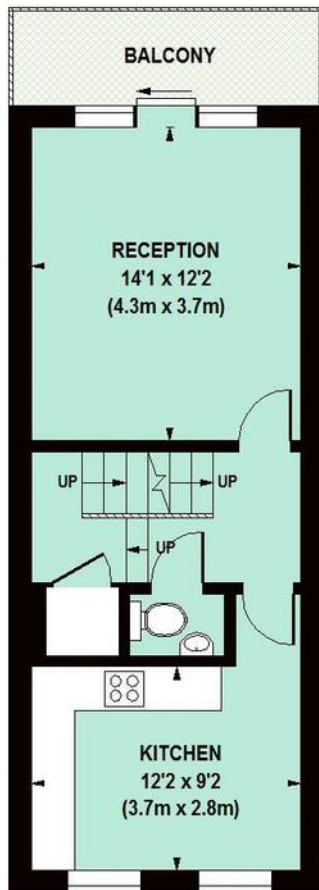
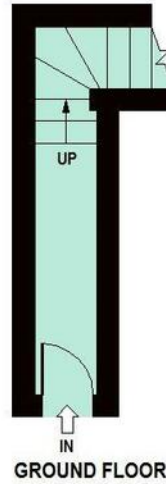
Council Tax Band  
E (£1323.09 PA)

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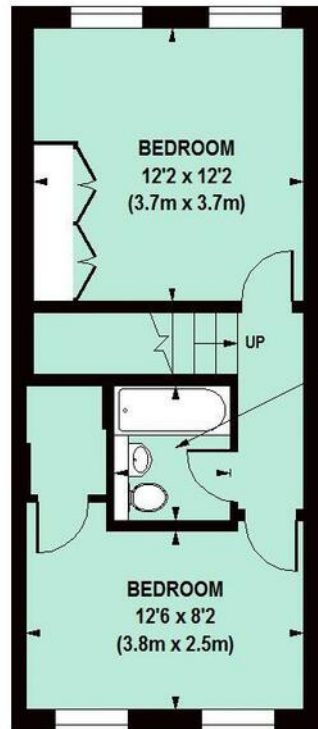
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### Raynham Road, W6

Approximate Gross Internal Area 78 sq m / 840 sq ft



FIRST FLOOR

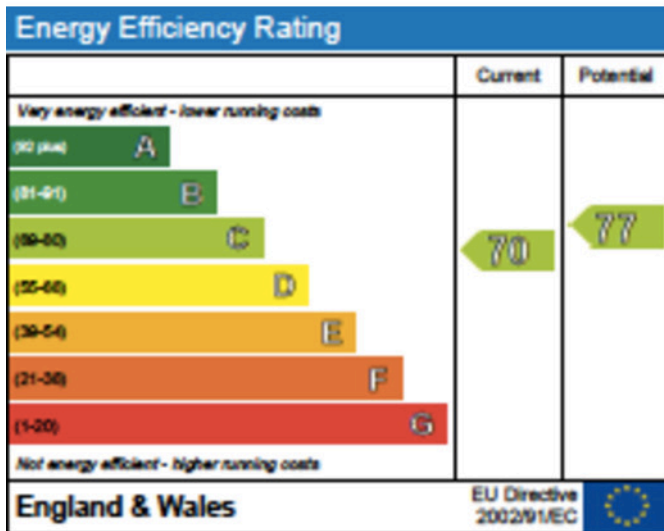


SECOND FLOOR

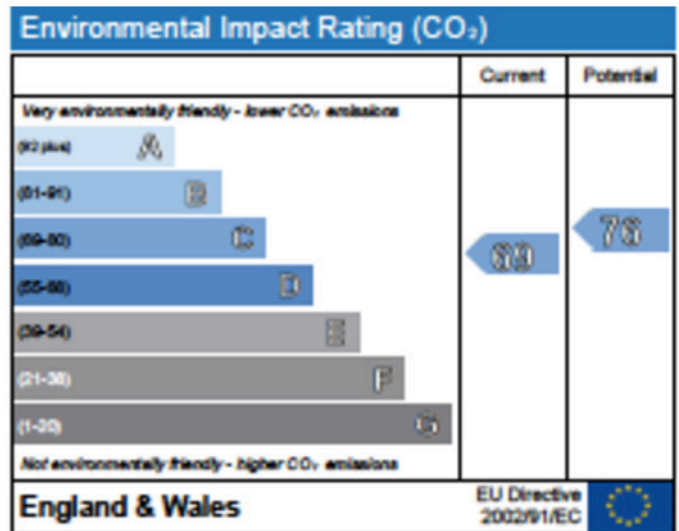
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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.

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