

# PHILIP WOOLLER

## LET



WENDELL ROAD W12 • WENDELL PARK  
£750 PW / £3250 PCM



- Four bedrooms
- Two Bathrooms
- Cloakroom
- Double reception room
- Well equipped kitchen / breakfast room
- Generous south facing garden - 68' approx.
- Good quality garden room / office
- Off street parking

Type  
Terraced family house

Gross internal floor area  
1776 sq ft / 165 sq m approx.

Nearest stations  
Stamford Brook ( District Line )

Council Tax Band  
G ( £1703.40 PA )

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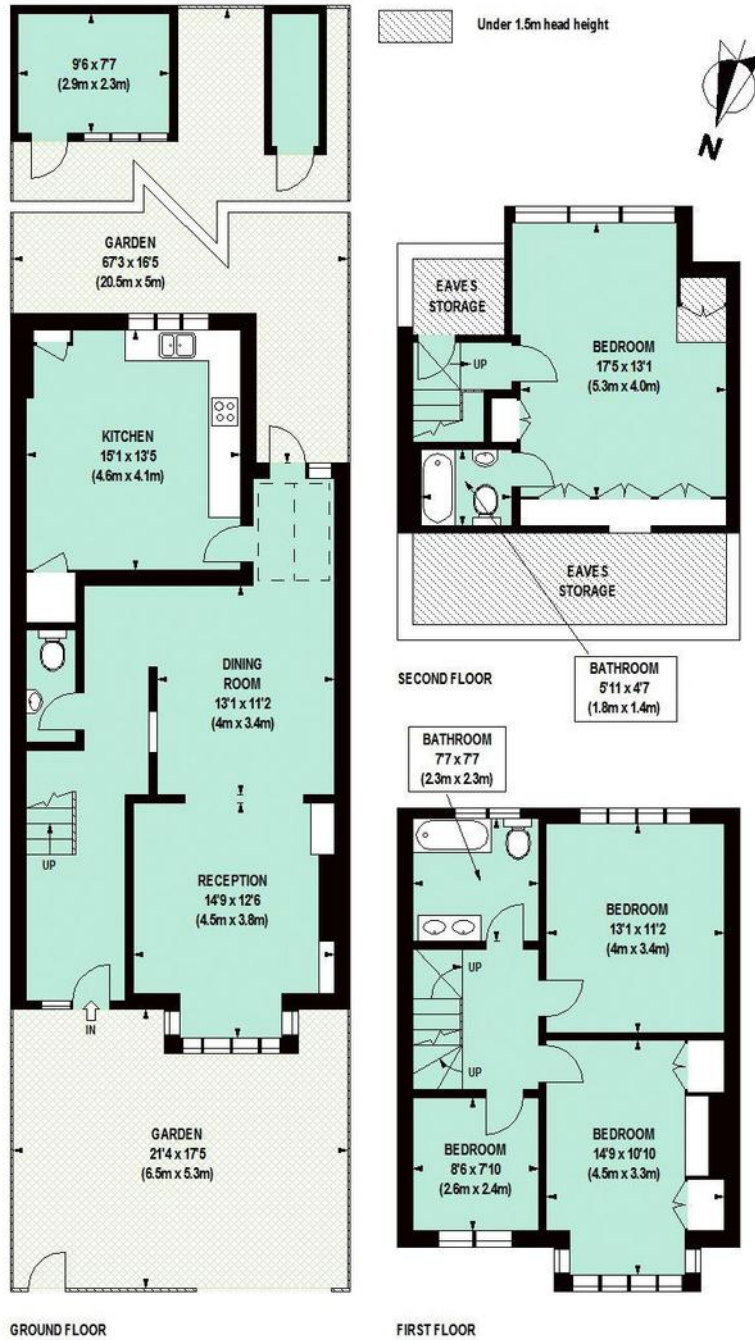
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### Wendell Road, W12

Approximate Gross Internal Area 165 sq m / 1776 sq ft

Including Eaves Storage of 13 sq m / 140 sq ft

Out Buildings Area 9 sq m / 97 sq ft

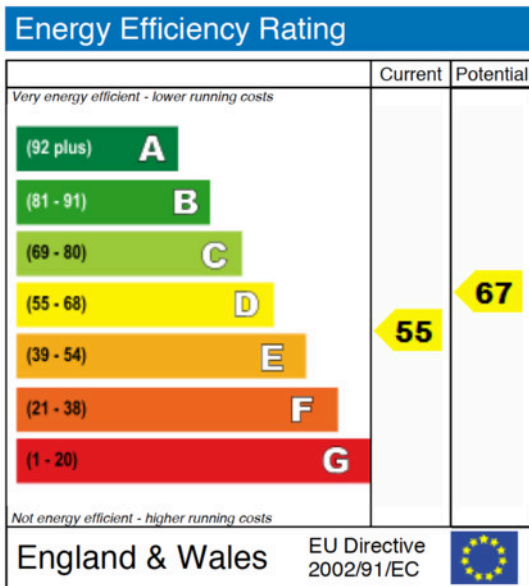


Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

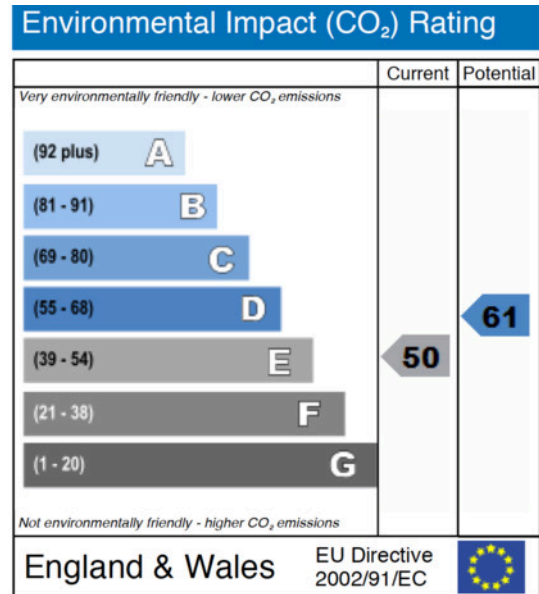


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



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