## PHILIP WOOLLER

# LET AGREED



ROXWELL ROAD W12 • ASKEW ROAD AREA £1295 PW / £5611 PCM







- 5 bedrooms
- · Family bathroom
- 2 shower rooms (1 en suite)
- Double reception room
- Kitchen / dining room with underfloor heating
- Secluded south facing garden
- · Eaves and basement storage

Type Victorian family House

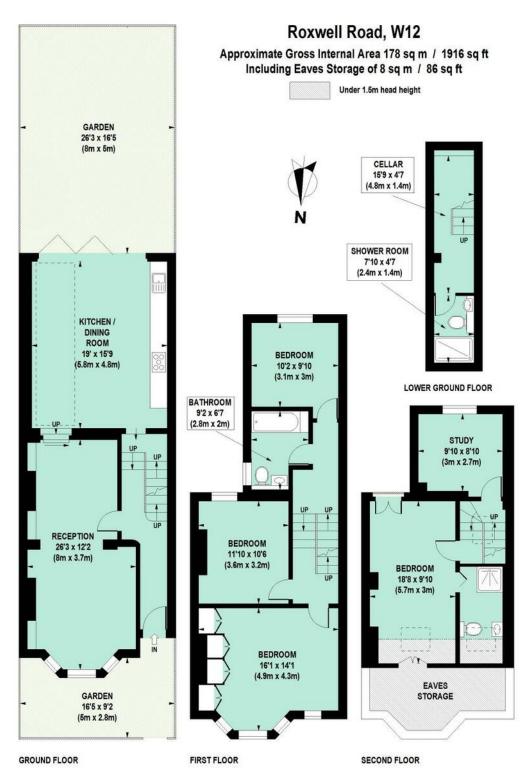
Gross internal floor area 1916 sq ft / 178 sq m approx.

Nearest stations Shepherd's Bush ( Central Line and overground station) Shepherd's Bush Market and Goldhawk Road ( Hamm. & City and Circle Lines )

Council Tax Band F (£1886.43 PA)

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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 Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20)

Not energy efficient - higher running costs

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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