

PHILIP WOOLLER

SALE AGREED



WENDELL ROAD W12 • WENDELL PARK
£1,375,000 FREEHOLD



- 4 bedrooms
- Bathroom and shower room en suite
- Cloakroom / WC
- Double reception room
- Kitchen / breakfast room
- Gardens on 3 sides and off-street parking
- GARAGE with planning permission pending
- POTENTIAL TO DEVELOP HOUSE AND GARAGE
- EPC - D

Type
Edwardian family house

Gross internal floor area
1787 sq ft / 166 sq m approx. incl.
garage (269 sq ft)


Nearest stations
Stamford Brook and Ravenscourt Park
(District Line) Shepherd's Bush
Market (Hamm.& City and Circle
Lines)

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Wendell Road, W12

Approximate Gross Internal Area 141 sq m / 1518 sq ft
Excluding Garage 25 sq m / 269 sq ft

 Under 1.5m head height



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

IMPORTANT NOTICE

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