

PHILIP WOOLLER

FOR SALE



OAKLANDS GROVE W12 • SHEPHERD'S BUSH
£415,000 LEASEHOLD



- 2 double bedrooms
- Shower room
- 17'9" Reception room
- Kitchen open plan
- Potential to acquire and develop loft
- Own entrance
- Small front outside area (demised)
- Long lease - 101 yrs remaining approx.
- EPC - E

Type
First floor flat

Gross internal floor area
678 sq ft / 63 sq m approx.

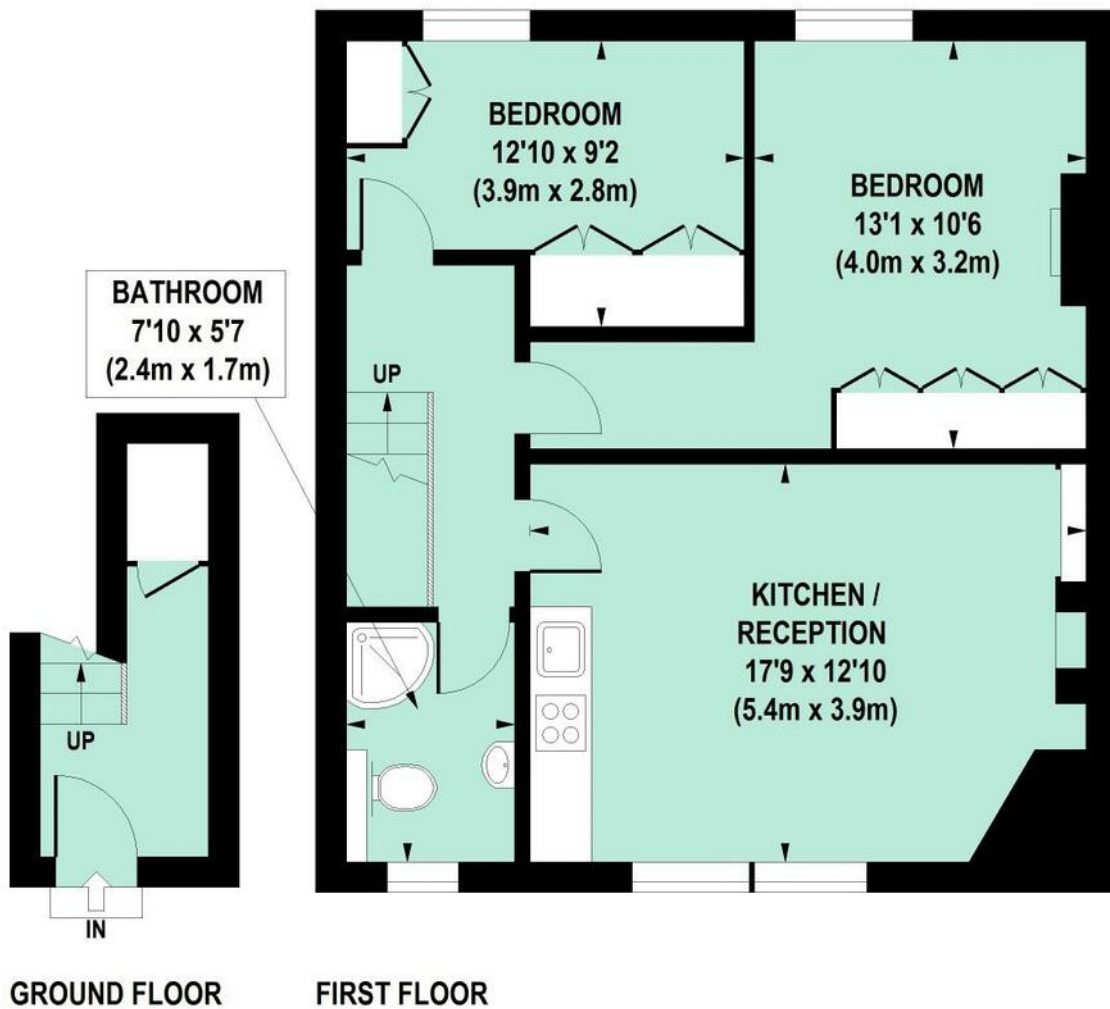
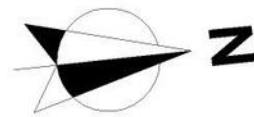
Nearest stations
White City and Shepherd's Bush
(Central Line and overground station)
Shepherd's Bush Market (Hamm. &
City and Circle Lines)

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Oaklands Grove, W12

Approximate Gross Internal Area 63 sq m / 678 sq ft



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

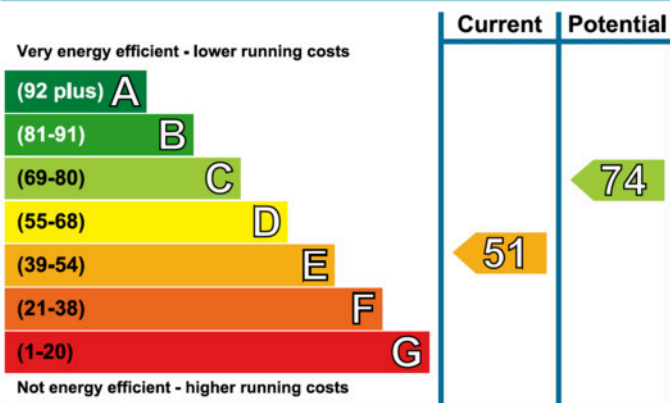
Illustration for identification purposes only, not to scale

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

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Energy Efficiency Rating



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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