

# PHILIP WOOLLER

## LET



PERCY ROAD W12 • ASKEW ROAD AREA  
£800 PW / £3466 PCM



- Unfurnished / part furnished if required
- 4 double bedrooms
- 2 bathrooms ( 1 en suite )
- Shower room en suite
- Cloakroom and utility room
- 2 interconnecting reception rooms
- Fabulous kitchen / dining / family room
- Mature garden
- Note - garden studio not part of rental

Type  
Victorian family house

Gross internal floor area  
2217 sq ft / 206 sq m approx.

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

Council Tax Band  
G ( £1703.40 PA )

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### Percy Road, W12

Approximate Gross Internal Area 206 sq m / 2217 sq ft  
Including Eaves Storage 3 sq m / 32 sq ft

Excluding Studio 18 sq m / 194 sq ft

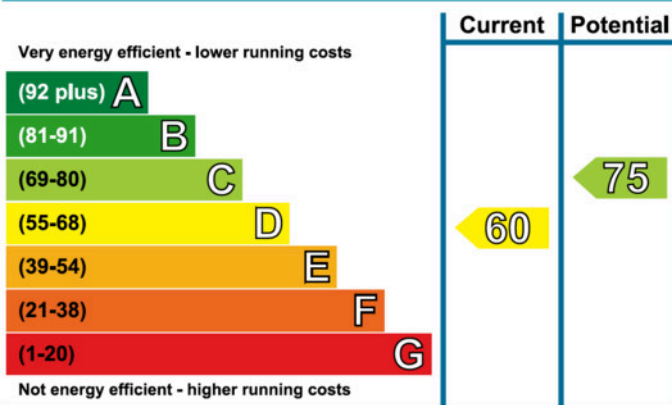


Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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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