

PHILIP WOOLLER

SALE AGREED



LEFROY ROAD W12 • WENDELL PARK
£1,200,000 FREEHOLD



- 4 double bedrooms
- 2 bathrooms
- Cloakroom / WC and utility
- 2 reception rooms
- Kitchen / dining room
- Patio garden
- Study
- No chain

Type
Victorian family house

Gross internal floor area
1615 sq ft / 150 sq m approx.


Nearest stations
Stamford Brook (District Line)
Turnham Green Terrace (Piccadilly
and District Lines) Acton Central
(Overground)

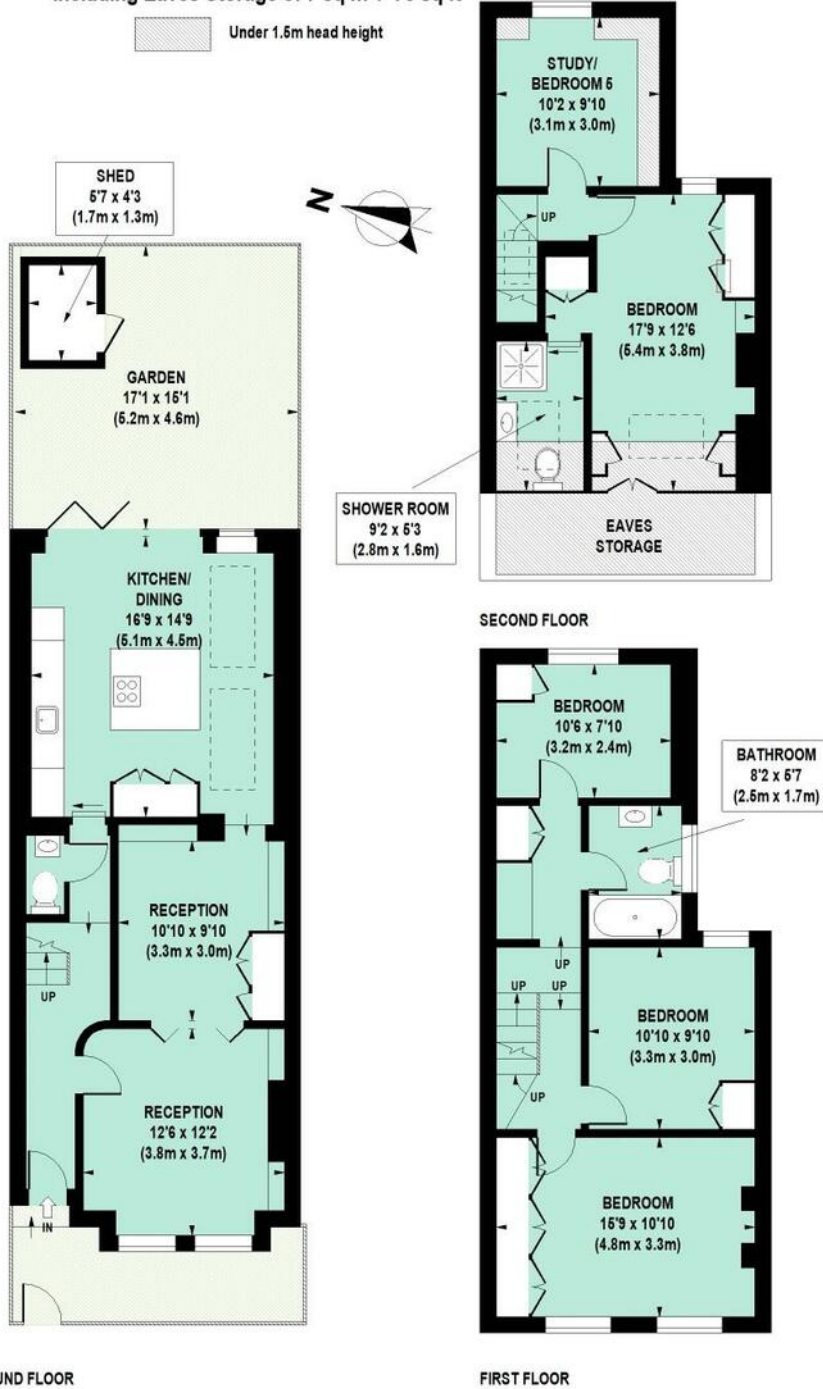
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Lefroy Road, W12

Approximate Gross Internal Area 150 sq m / 1615 sq ft
Including Eaves Storage of 7 sq m / 75 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	68 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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