

# PHILIP WOOLLER

## FOR SALE



ASHCHURCH GROVE W12 • ASHCHURCH AREA  
£550,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Shower room
- Bay fronted reception room
- Refitted kitchen open plan
- Built-in storage / wardrobes
- Good lateral space
- Prime W12 location
- EPC - C

Type  
First floor flat

Gross internal floor area  
581 sq ft / 54 sq m approx.

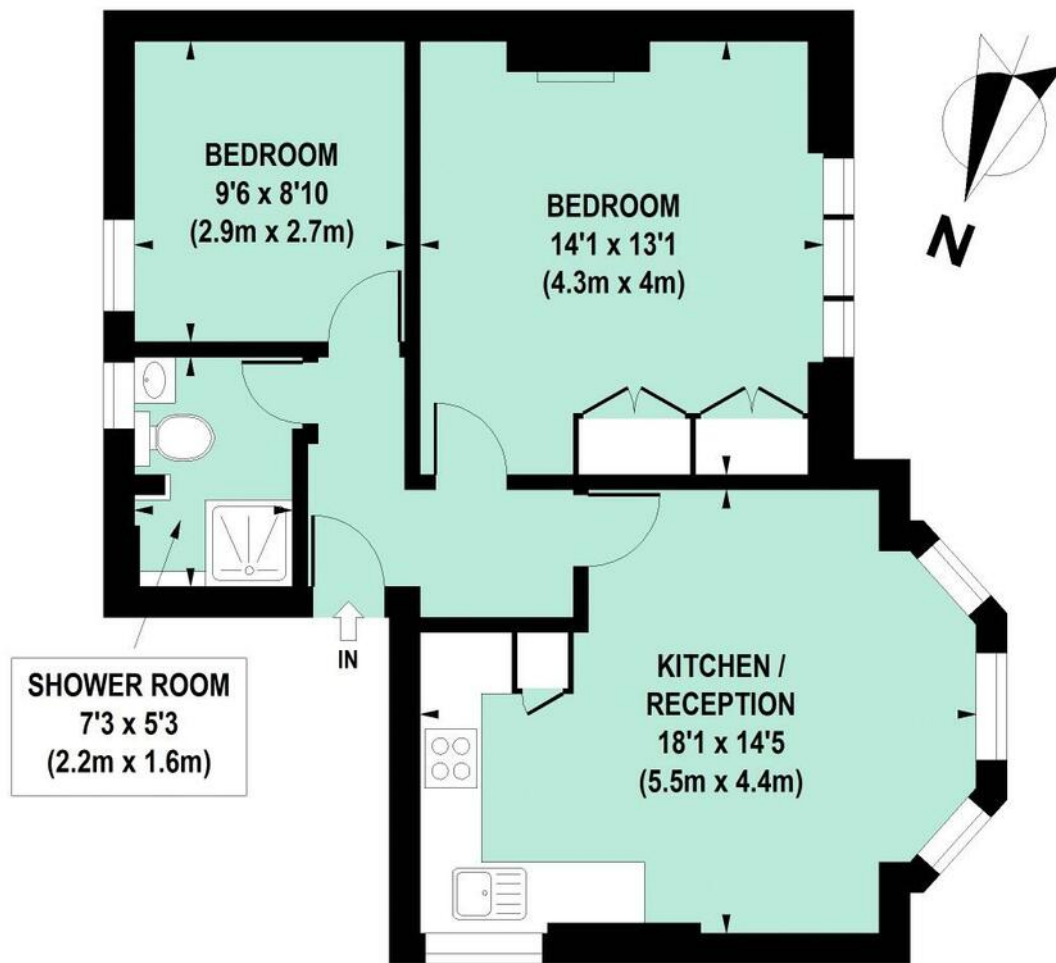
Nearest stations  
Stamford Brook ( District Line ) and  
Ravenscourt Park ( District Line )  
Goldhawk Road ( Hamm.& City and  
Circle Lines)

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### Ashchurch Grove, W12

Approximate Gross Internal Area 54 sq m / 581 sq ft



#### FIRST FLOOR

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		
69-80	C	69 C	78 C
55-68	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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