

PHILIP WOOLLER

FOR SALE



PERCY ROAD W12 • ASKEW ROAD AREA
£625,000 LEASEHOLD



- 2 double bedrooms
- Bathroom
- Reception room
- Kitchen
- Courtyard garden facing south
- Own entrance
- Long lease - 143 Yrs approx.
- EPC - D

Type
Lower maisonette

Gross internal floor area
918 sq ft / 85.3 sq m approx.

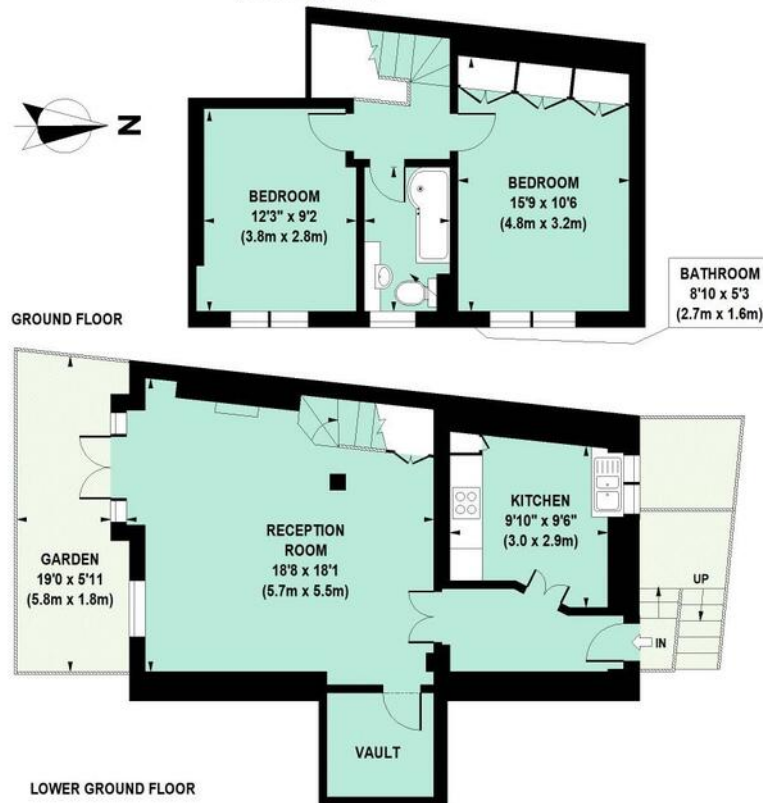
Nearest stations
Shepherd's Bush Market (Hamm &
City and Circle Line) Shepherd's Bush
(Central Line)

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Percy Road, W12

Approximate Gross Internal Area 85.3 sq m / 918 sq ft
(Including Vault)



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		81 B
69-80	C		
55-68	D	61 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

IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show

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