

PHILIP WOOLLER

FOR SALE



BINDEN ROAD W12 • WENDELL PARK
£2,350,000 FREEHOLD



- 4 double bedrooms
- Bathroom and shower room en suite
- Cloakroom / WC
- Double reception room
- Kitchen / dining / family room
- Larder and Laundry
- Established garden (21.1m x 6m)
- Cellar and eaves storage
- Full basement potential (Drawings available)

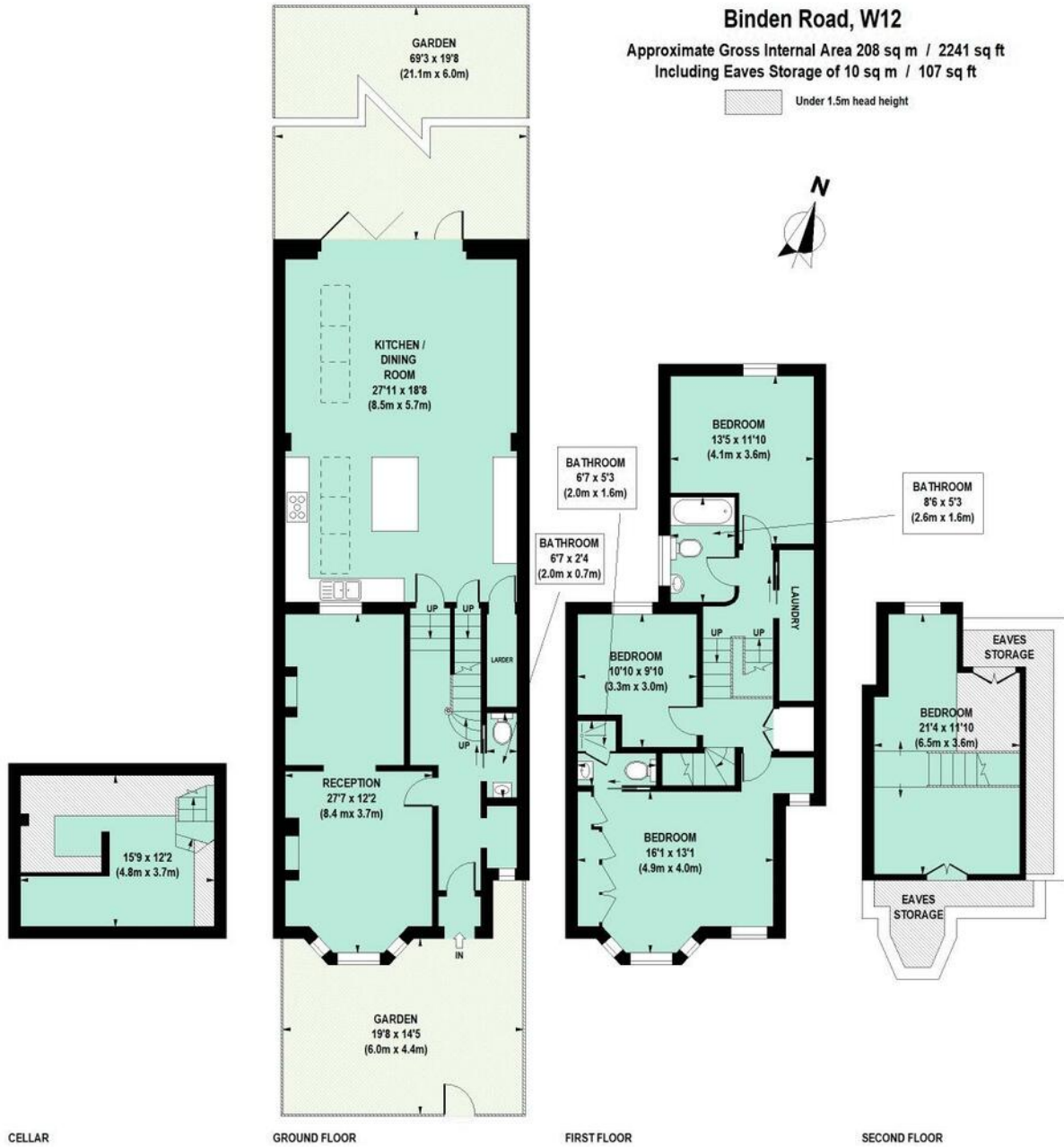
Type
Victorian family house

Gross internal floor area
2241 sq ft / 208 sq m approx.

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

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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	66 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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