

# PHILIP WOOLLER

## FOR SALE



KINNEAR ROAD W12 • WENDELL PARK  
£1,295,000 FREEHOLD



- 5 bedrooms
- Bathroom and shower room en suite
- Cloakroom / WC
- Double reception room
- Kitchen / dining room
- Garden and roof terrace
- Bike storage with e-bike charging point
- High eco standard refurbishment
- EPC - B

Type  
Terraced family house

Gross internal floor area  
1798 sq ft / 167 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	83 B	89 B
69-80	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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