

PHILIP WOOLLER

FOR SALE



DORDRECHT ROAD W3 • WENDELL PARK
£1,250,000 FREEHOLD



- 4 bedrooms
- Study / bed 5
- Bathroom and shower room en suite
- Cloakroom / Utility
- Reception room
- Kitchen / dining / family room
- 52' garden with rear access
- Decked BBQ area and shed
- EPC - C

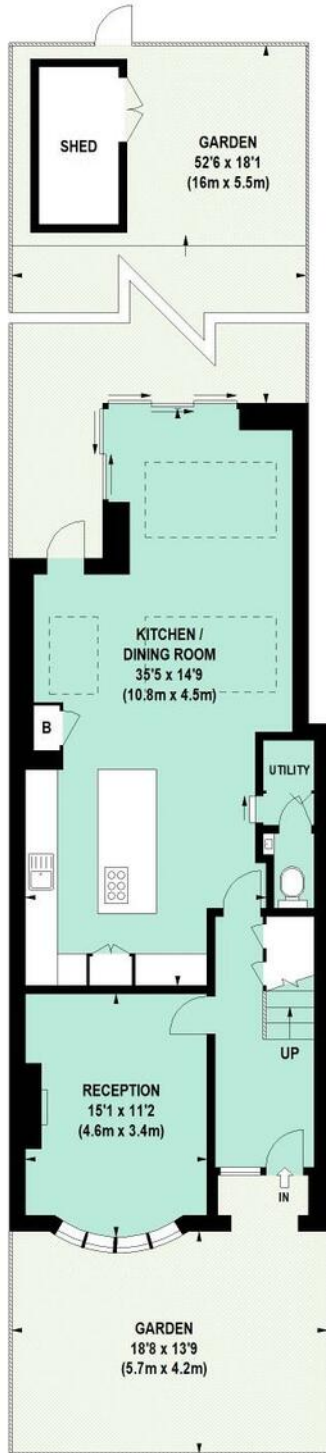
Type
Edwardian terraced family house

Gross internal floor area
1604 sq ft / 149 sq m approx.

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

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GROUND FLOOR

Dordrecht Road, W3

Approximate Gross Internal Area 149 sq m / 1604 sq ft
Including Eaves Storage of Approximately 3 sq m / 32 sq ft
Excluding Shed Area of Approximately 4 sq m / 43 sq ft

Under 1.5m head height



FIRST FLOOR



SECOND 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 | | 84 B |
| 69-80 | C | 76 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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2. Photos etc: The photographs show

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