

# PHILIP WOOLLER

## TO LET



PERCY ROAD W12 • ASKEW ROAD AREA  
£600 PW / £2600 PCM



- 2 double bedrooms
- 2 shower rooms (1 en suite)
- Reception room
- Refitted kitchen open plan
- Private garden
- Studio
- Own entrance
- Additional garden side access
- EPC -

Type  
Ground floor garden flat

Gross internal floor area  
797 sq ft / 74 sq m approx.

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

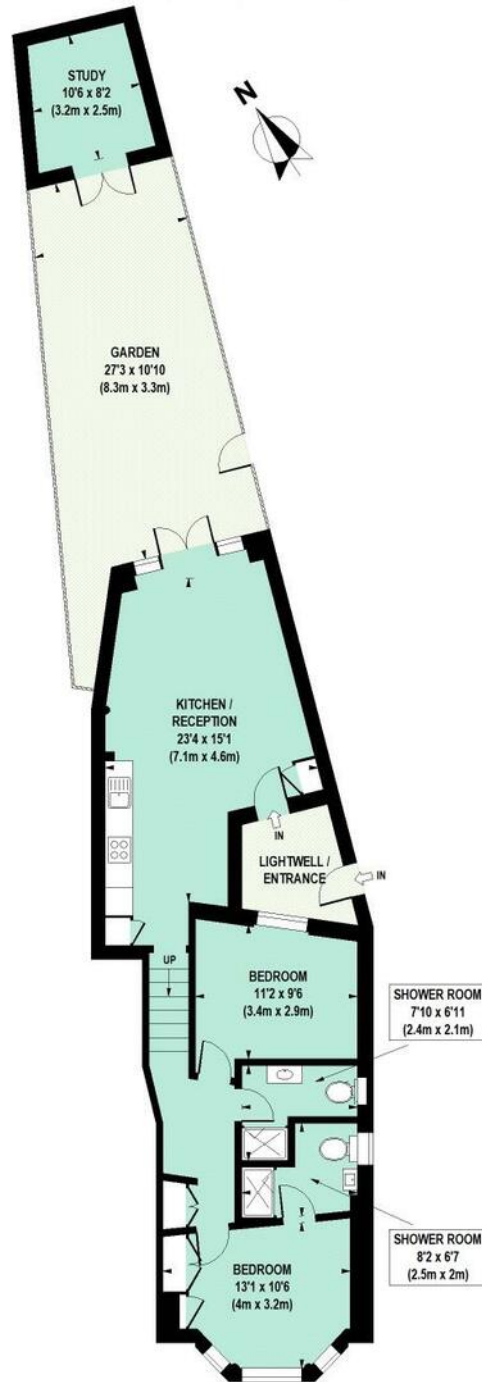
Council Tax Band  
C ( £1232.68 PA )

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### Percy Road, W12

Approximate Gross Internal Area 74 sq m / 797 sq ft  
(Excluding Study of 6.5 sq m / 70 sq ft)



GROUND 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		73 C
55-68	D	62 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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