

# PHILIP WOOLLER

## TO LET



BINDEN ROAD W12 • ASHCURCH AREA  
£1295 PW / £5611 PCM



- 4 double bedrooms
- Family bathroom
- Shower room and cloakroom
- Reception room
- Conservatory kitchen / family room
- Fabulous 70' x 20' SW facing garden
- Basement utility and attic storage
- Close to the best West London senior Schools

Type  
Semi detached family house

Gross internal floor area  
1755 sq ft / 163 sq m approx.

Nearest stations  
Stamford Brook (District Line - approx.  
0.4 miles)

Council Tax Band  
G ( £2311.28 PA )

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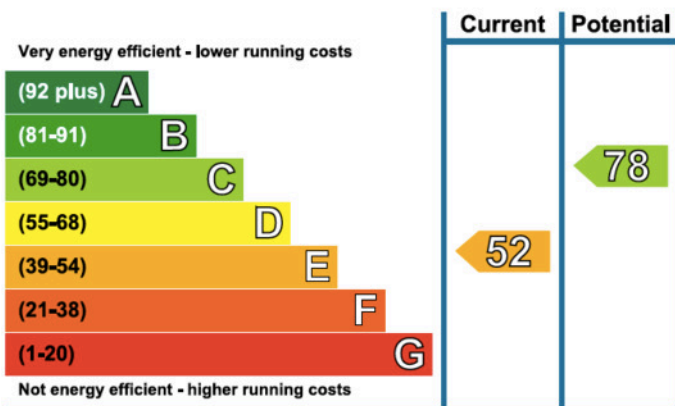


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### IMPORTANT NOTICE

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