# PHILIP WOOLLER

## LET



PERCY ROAD W12 • SHEPHERD'S BUSH £277 PW / £1200 PCM







- Available pre Christmas 2020
- Upper Maisonette with OWN entrance
- · Double bedroom
- En suite bathroom
- Cloakroom /wc
- · Reception room
- Kitchen open plan
- · Exceptionally light

Type Upper Maisonette

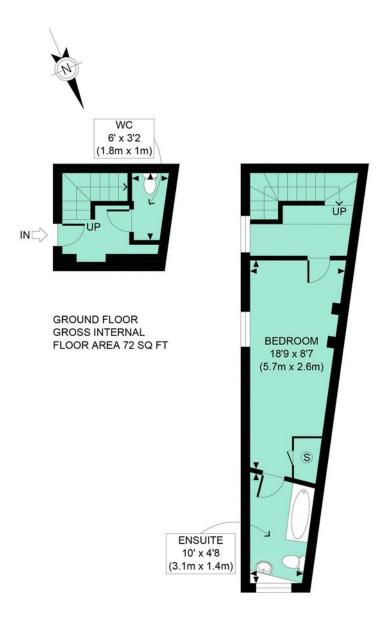
Gross internal floor area 605 sq ft / 56 sq m approx.

Nearest stations Shepherd's Bush Market ( Hamm. & City lines) Shepherd's Bush ( Central Line)

Council Tax Band A (£721.68 PA)

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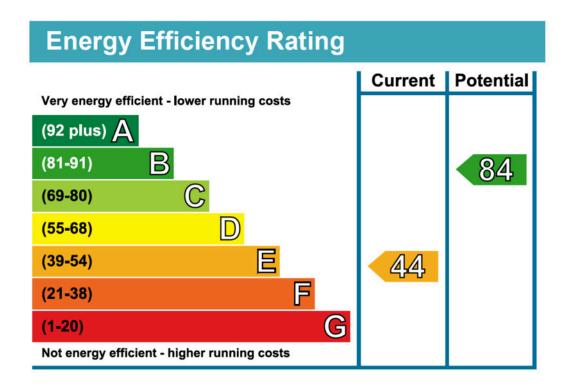
FIRST FLOOR GROSS INTERNAL FLOOR AREA 263 SQ FT SECOND FLOOR GROSS INTERNAL FLOOR AREA 270 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 605 SQ FT / 56 SQM Ref: PW Copyright photoplan

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

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#### IMPORTANT NOTICE

they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The position relating to the property may change without notice.

only certain parts of the property as

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2. Photos etc: The photographs show