

PHILIP WOOLLER

SALE AGREED



EMLYN ROAD W12 • WENDELL PARK
£1,600,000 FREEHOLD



- 4 double bedrooms
- Study / bedroom 5
- 2 bathrooms (1 en suite)
- Cloakroom and laundry room
- 2 reception rooms
- 21' x 18' Family kitchen / dining space opening onto garden
- Mature 81 ' garden
- Garden studio with deck

Type
Semi detached family house

Gross internal floor area
2218 sq ft / 206 sq m approx. inc. studio

Nearest stations
Stamford Brook (District Line)
Turnham Green Terrace (District and Piccadilly lines)


PHILIP WOOLLER

SALE AGREED

Emlyn Road, W12

Approximate Gross Internal Area 187 sq m / 2013 sq ft

Excluding Studio 19 sq m / 205 sq ft

 Under 1.5m head height



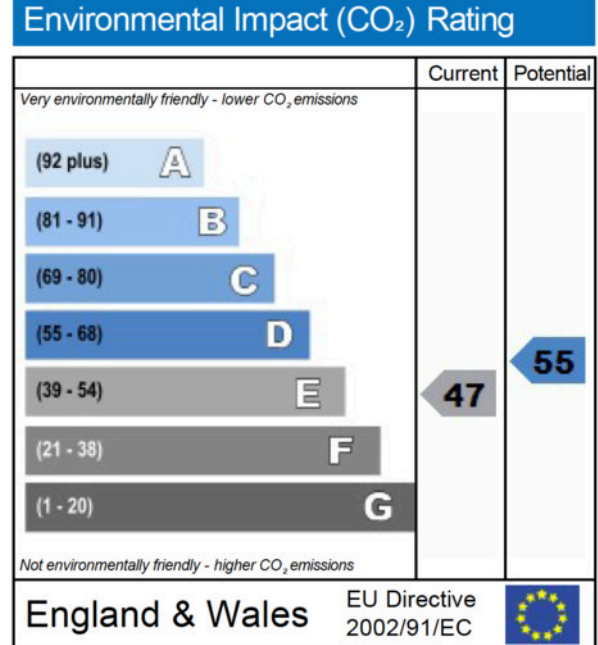
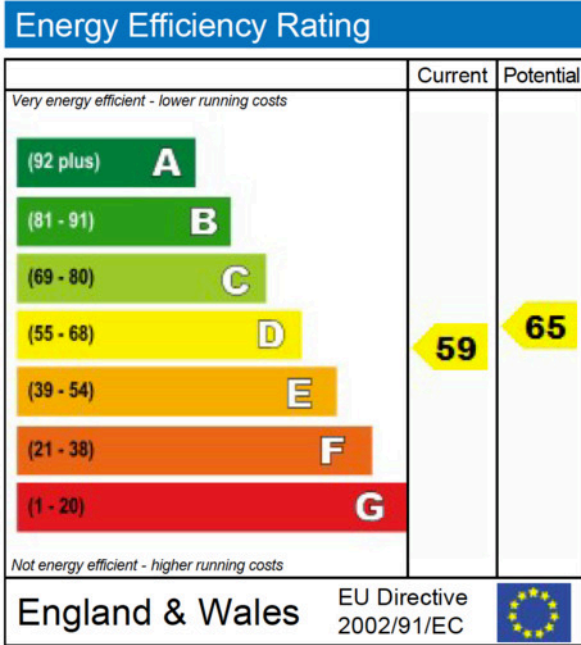
GROUND FLOOR

FIRST 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

PHILIP WOOLLER

SALE AGREED



IMPORTANT NOTICE

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos etc: The photographs show

only certain parts of the property as 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.