

PHILIP WOOLLER

FOR SALE



BASSEIN PARK ROAD W12 • ASHCHURCH AREA
£850,000 SHARE OF FREEHOLD



- 3 double bedrooms
- Bathroom
- Cloakroom
- 17' reception room
- Generous kitchen open plan
- Dining / study / bed 3
- Good storage
- Great open aspect to the rear
- Planning permission for roof terrace dated Sept. 2023

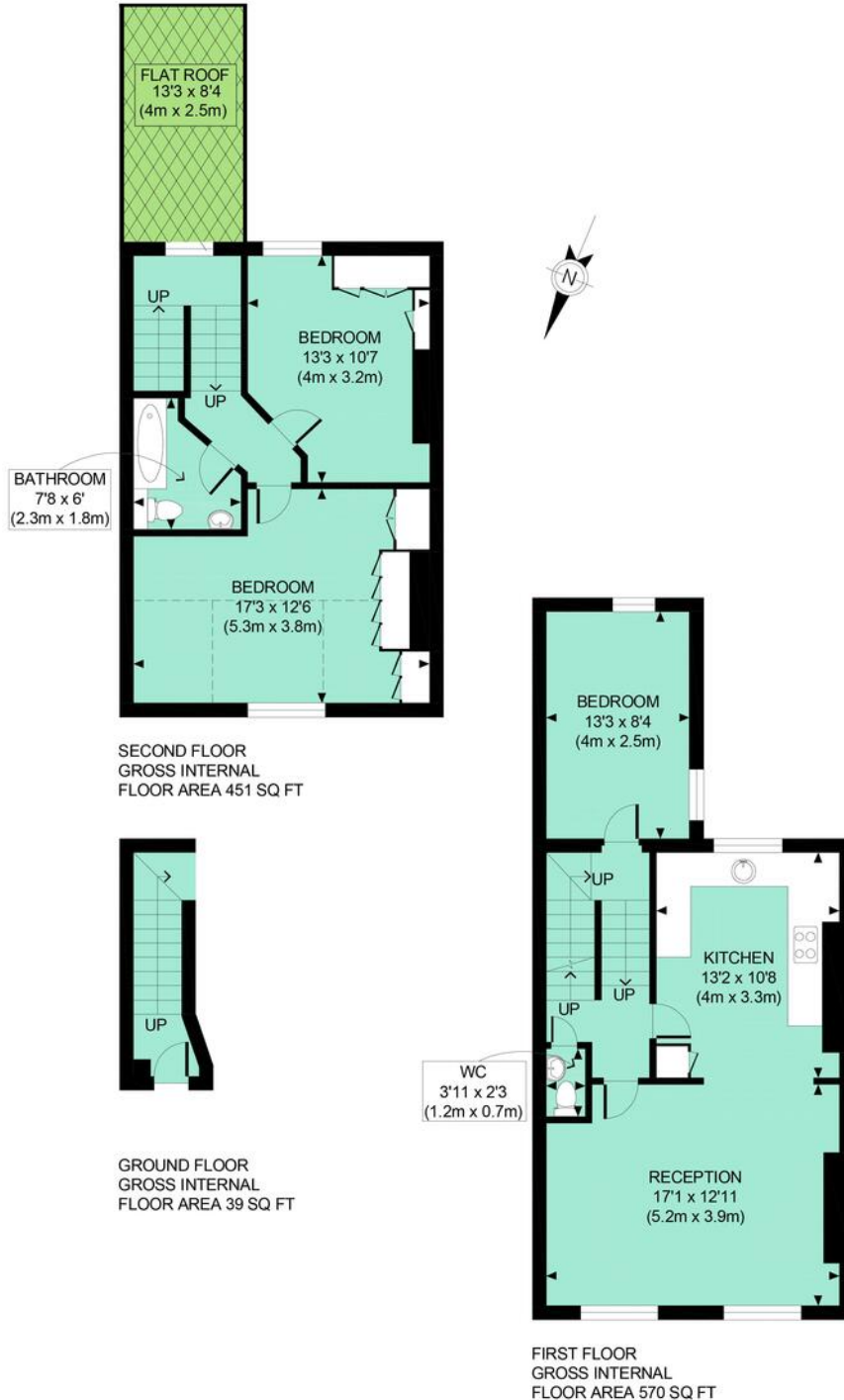
Type
Upper maisonette

Gross internal floor area
1060 sq ft / 98 sq m approx.

Nearest stations
Stamford Brook and Ravenscourt Park
(District Line) Goldhawk Road
(Hamm. & City Line)

PHILIP WOOLLER

FOR SALE



APPROX. GROSS INTERNAL FLOOR AREA 1060 SQ FT / 98 SQM

Ref: Copyright **photo**plan

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

PHILIP WOOLLER

FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	60 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

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.