

# PHILIP WOOLLER

## TO LET



STARFIELD ROAD W12 • ASKEW ROAD AREA  
£450 PW / £1950 PCM



- 2 double bedrooms
- Bathroom
- Kitchen
- Spacious bay fronted reception room
- Laundry cupboard
- Ground floor entrance
- Eaves storage
- New boiler fitted

Type  
Upper Maisonette

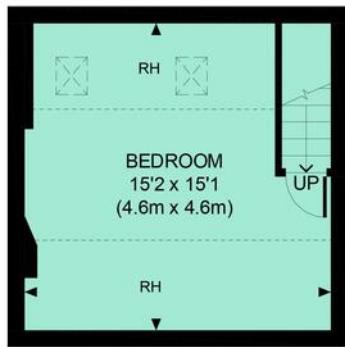
Gross internal floor area  
770 sq ft / 72 sq m approx.

Nearest stations  
Ravenscourt Park (District Line)  
Goldhawk Road (Hamm & City Line)

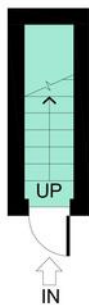
Council Tax Band  
D ( £1124.49 PA )

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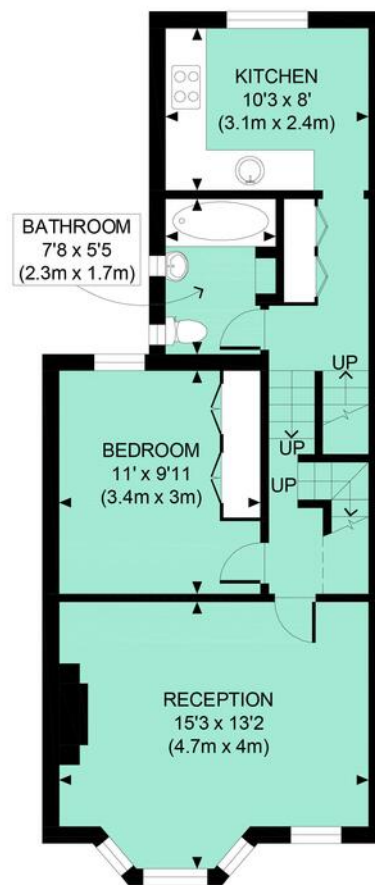
## TO LET



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 225 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 21 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 524 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 770 SQ FT / 72 SQM (inc. restricted head height)

Ref: PW

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

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