

PHILIP WOOLLER

LET AGREED



EMLYN ROAD W12 • WENDELL PARK
£399 PW / £1729 PCM



- 2 bedrooms
- Refitted bathroom
- Reception room
- Generous kitchen / dining room
- Good sized garden
- Own entrance
- New boiler
- Good storage

Type
Ground floor garden flat

Gross internal floor area
721 sq ft / 67 sq m approx.

Nearest stations
Stamford Brook (District Line)

Council Tax Band
D

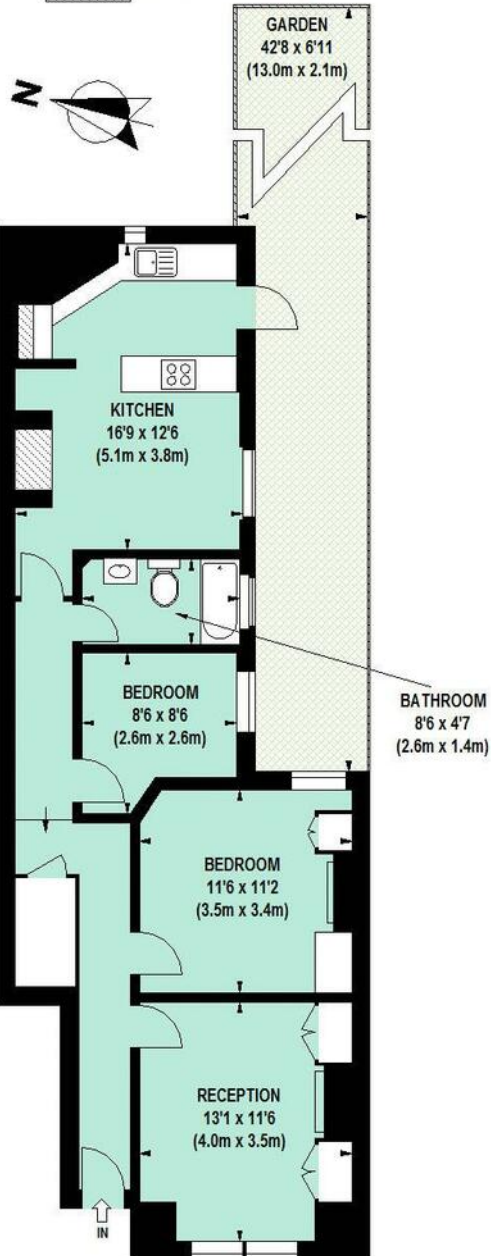
PHILIP WOOLLER

LET AGREED

Emlyn Road, W12

Approximate gross internal area
67 sq m / 721 sq ft

 Under 1.5m head height



GROUND 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

LET 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.