

# PHILIP WOOLLER

## LET AGREED



TUNIS ROAD W12 • SHEPHERD'S BUSH  
£525 PW / £2275 PCM



- 2 double bedrooms
- Study / cot room
- Bathroom
- Double reception room
- Kitchen area open plan
- West facing patio garden
- Close to transport and St Stephen's Primary School

Type  
Terraced family house

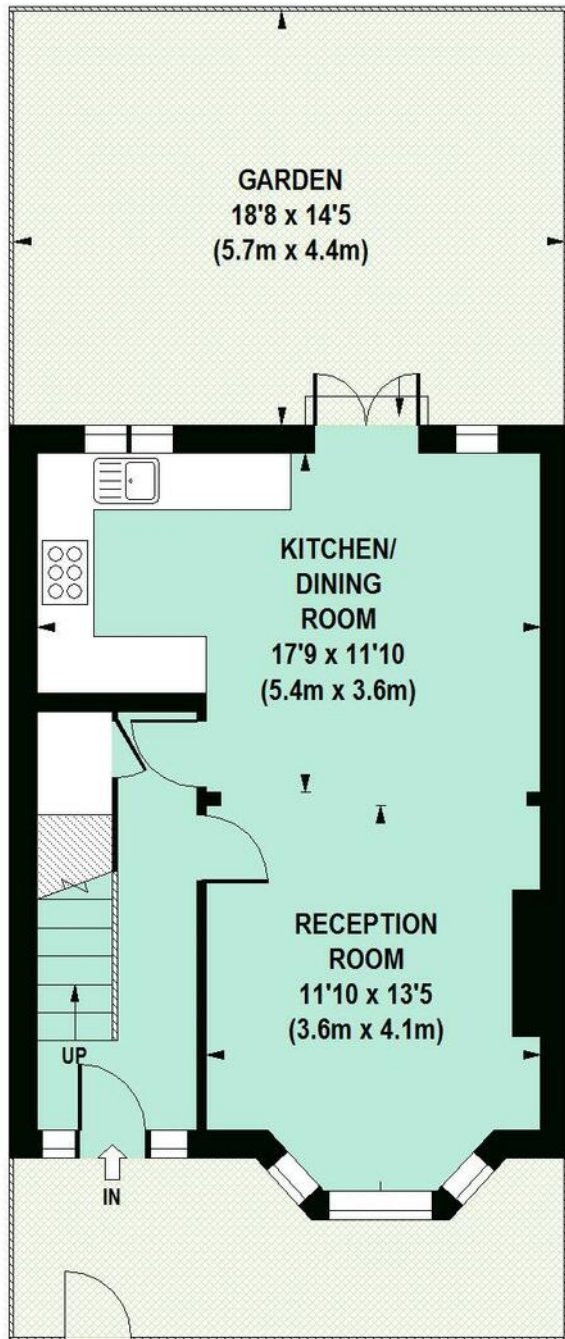
Gross internal floor area  
861 sq ft / 80 sq m approx.

Nearest stations  
Shepherd's Bush Market ( Hamm. & City and Circle Lines) Shepherd's Bush (Central Line)

Council Tax Band  
F ( £1476.28 PA )

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**GROUND FLOOR**

## Tunis Road, W12

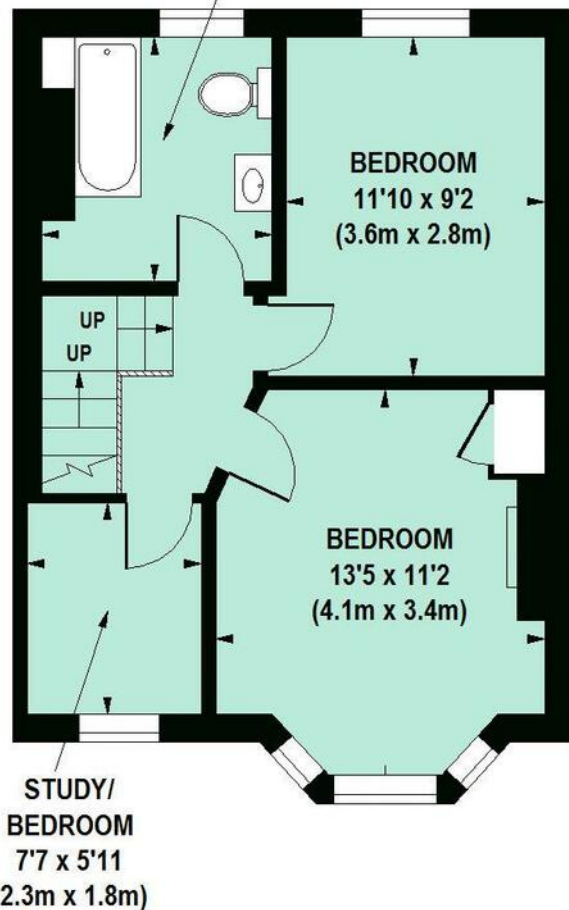
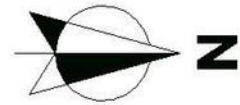
Approximate gross internal area

**80sq m / 861 sq ft**



Under 1.5m head height

**BATHROOM**  
8'6 x 8'2  
(2.6m x 2.5m)



**FIRST FLOOR**

Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594

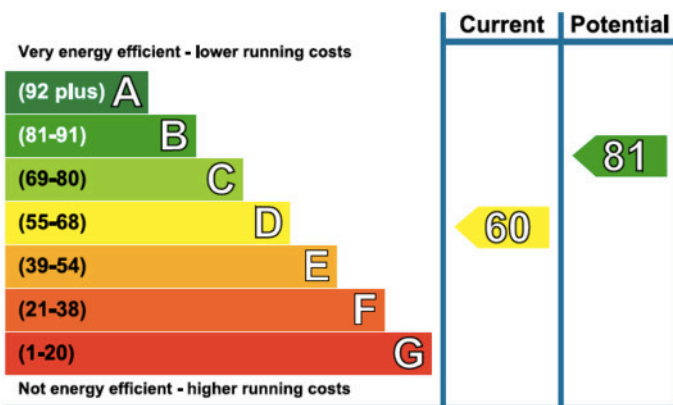
Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## IMPORTANT NOTICE

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