

PHILIP WOOLLER

FOR SALE



KINNEAR ROAD W12 • WENDELL PARK
£595,000 LEASEHOLD



- 2 bedrooms
- Shower room
- Reception room
- Kitchen / breakfast room
- Rear garden and side return area
- Studio / garden office
- Lease - 97 yrs unexpired
- EPC - C

Type
Ground floor garden flat

Gross internal floor area
668 sq ft / 62 sq m incl. garden studio

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

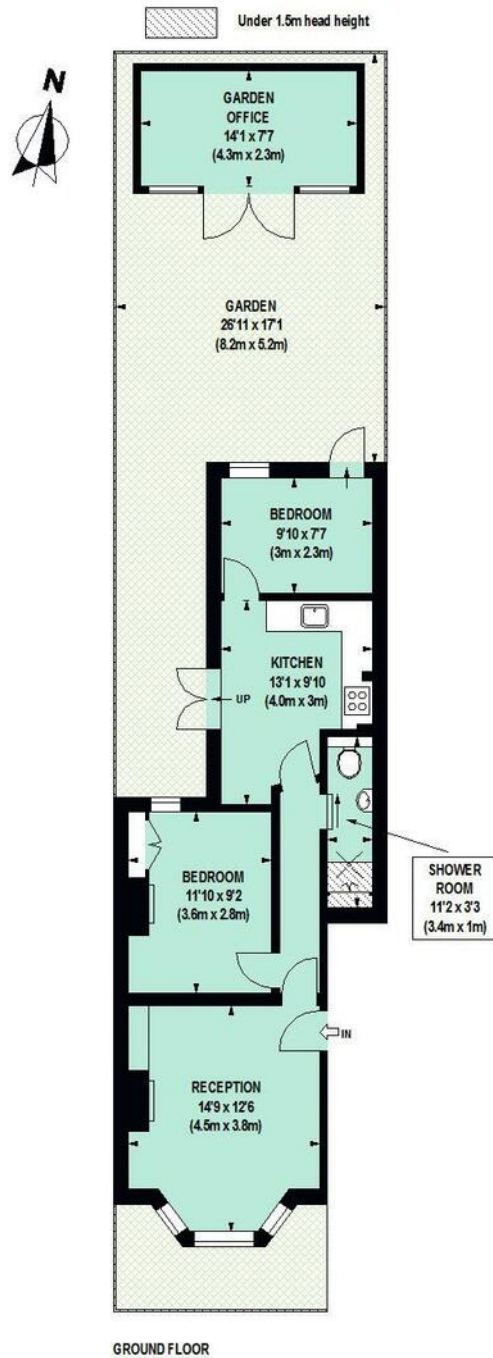
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Approximate gross internal area
52 sq m / 560 sq ft

Garden Office : 10 sq m / 108 sq ft



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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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