# PHILIP WOOLLER

## TO LET



CHANCELLORS STREET W6 • RIVERSIDE £850 PW / £3683 PCM







- 3 bedrooms
- 2 bathrooms (1 en suite)
- Reception room
- Kitchen open plan
- · Front and rear courtyard
- Roof terrace
- Close to transport, schools, river and restaurants

#### Type Period terraced house

Gross internal floor area 1227 sq ft / 114 sq m approx.

Nearest stations Hammersmith Broadway ( Hamm & City, District and Piccadilly Lines )

Council Tax Band F (£1886.43)

# PHILIP WOOLLER

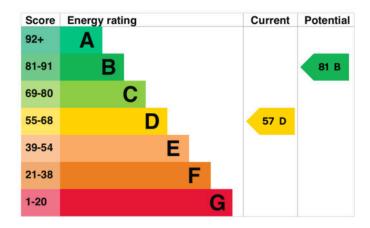
# TO LET



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

### TO LET



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.