

# PHILIP WOOLLER

## SOLD



STARFIELD ROAD W12 • ASKEW ROAD AREA  
£1,275,000 FREEHOLD



- 4 bedrooms
- Bathroom and shower room
- Double reception room
- Study area
- Kitchen / dining room
- Playroom / bed 4 ( soundproofed)
- Garden
- 2 entrances
- Utility / storage

Type  
Period family house

Gross internal floor area  
1679 sq ft / 156 sq m approx.

Nearest stations  
Ravenscourt Park (District Line)  
Goldhawk Road (Hamm.& City and  
Circle Lines)

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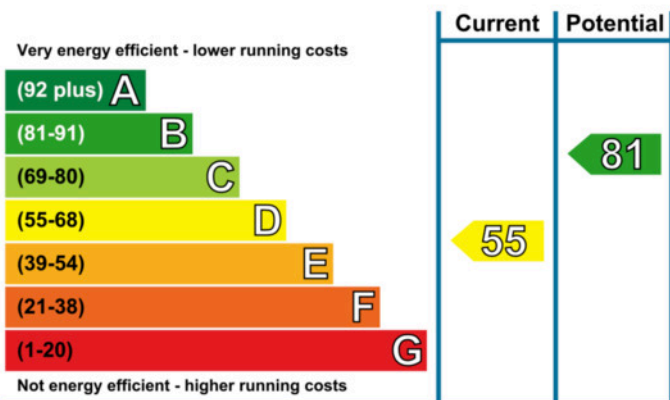


Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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.

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