

# PHILIP WOOLLER

## LET AGREED



THE COACH HOUSE, ASKHAM ROAD, W12 • SHEPHERD'S BUSH  
£599 PW / £2595 PCM



- 3 double bedrooms
- Shower room
- Reception area
- Kitchen / dining / reception area (extending to over 28' / 8.6 Metres)
- Garden
- Off street parking for small vehicle
- Detached
- Quiet location

Type  
Detached coach house

Gross internal floor area  
1152 sq ft / 107 sq m approx.

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

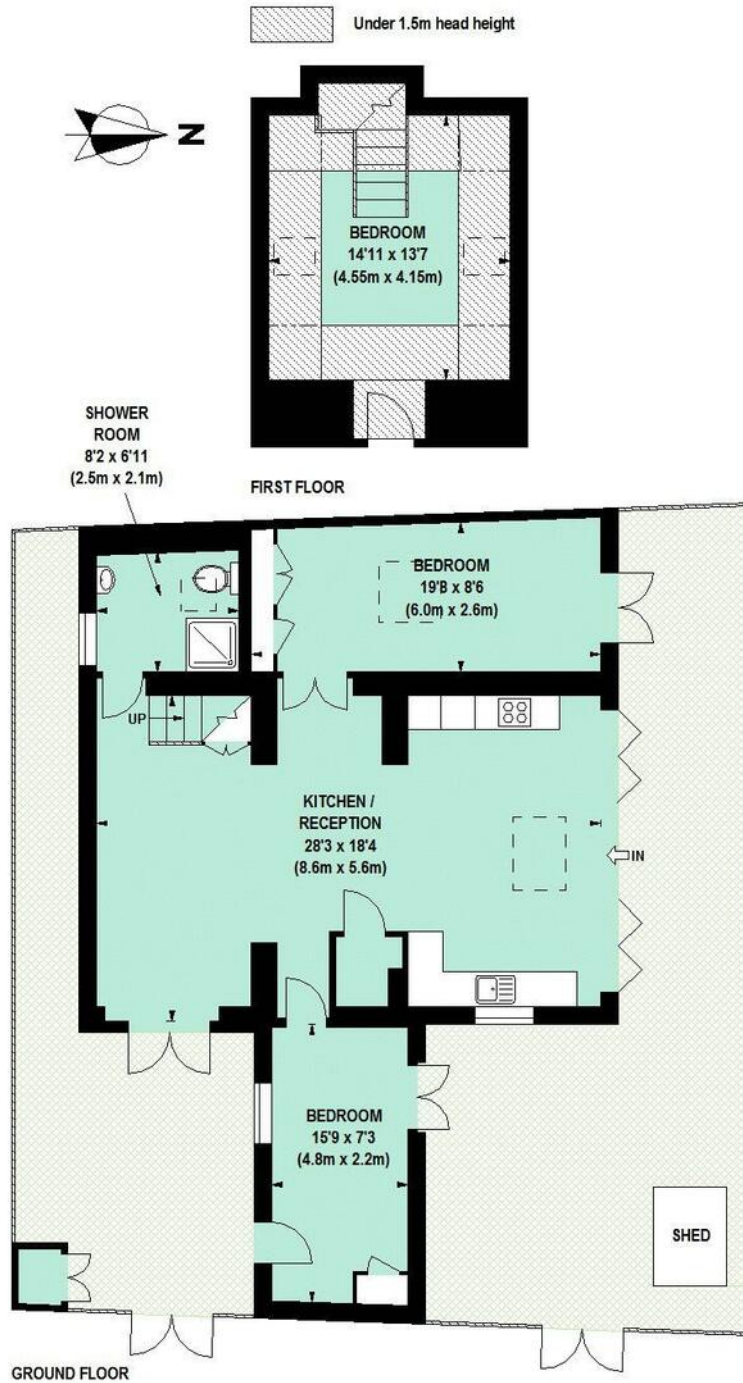
Council Tax Band  
E - £1323.09 PA

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### Askham Road, W12

Approximate Gross Internal Area 107 sq m / 1152 sq ft



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

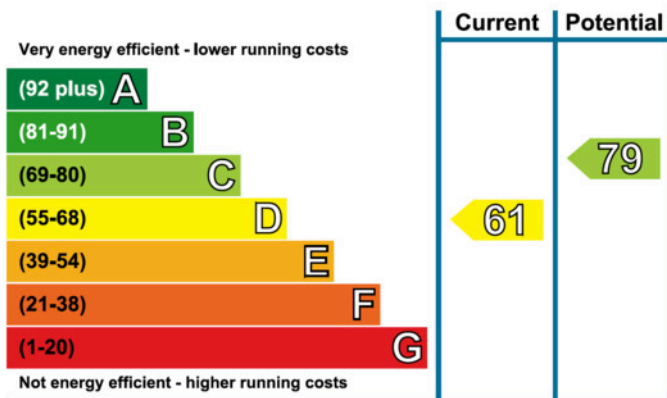
Illustration for identification purposes only, not to scale

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

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## 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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