

# PHILIP WOOLLER

## LET AGREED



ASKHAM ROAD W12 • ASKEW ROAD AREA  
£495 PW / £2145 PCM



- 2 double bedrooms
- Bathroom and shower room en suite
- Cloakroom / laundry room
- Reception room
- Kitchen open plan
- Terraced patio garden ( on 2 levels )
- Unusual detached new build

Type  
New build detached house

Gross internal floor area  
1098 sq ft / 102 sq m approx.

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

Council Tax Band  
F (£1563.66 PA)

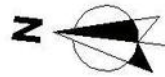
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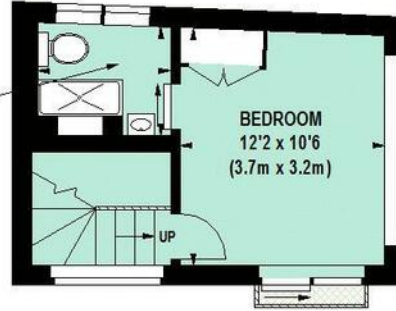
### Askham Road, W12

Approximate Gross Internal Area 102 sq m / 1098 sq ft

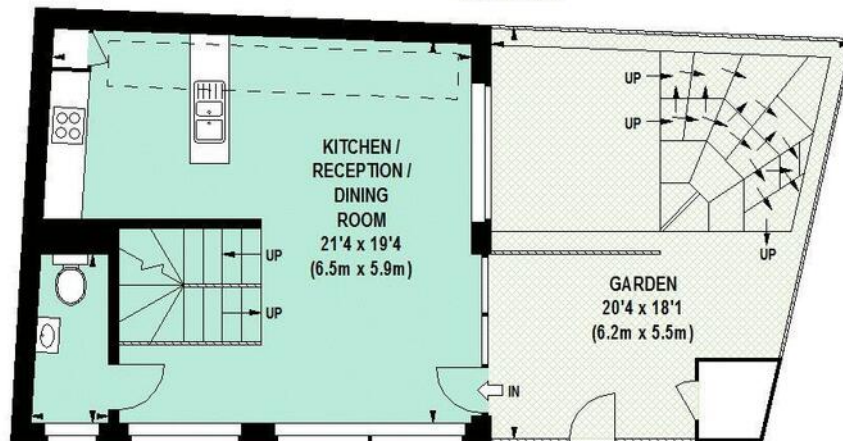
 Under 1.5m head height



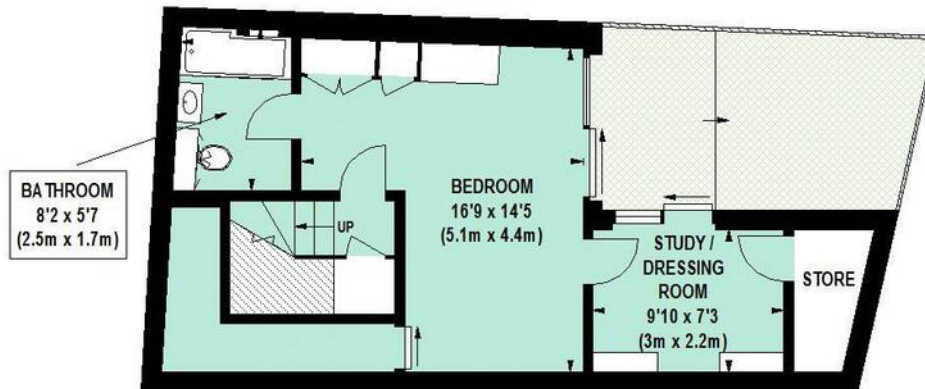
SHOWER ROOM  
6'7 x 5'7  
(2.0m x 1.7m)



FIRST FLOOR



GROUND FLOOR



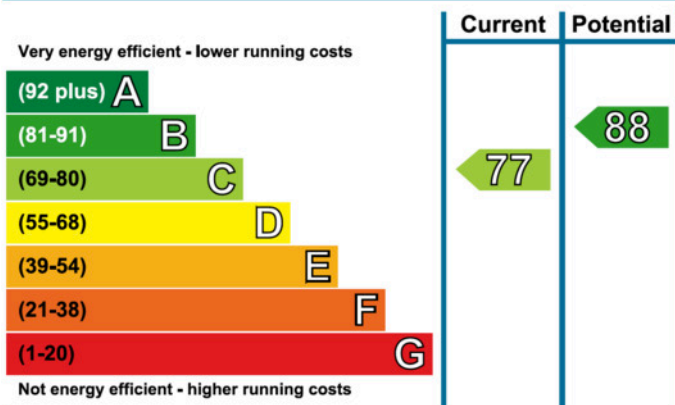
LOWER GROUND FLOOR

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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