

# PHILIP WOOLLER

## LET AGREED



HAMMERSMITH GROVE W6 • SHEPHERD'S BUSH  
£425 PW / £1841 PCM



- 2 double bedrooms
- Refitted bathroom
- Reception room
- Period feature fireplaces
- Recently refitted kitchen with integrated appliances
- Oak floors
- Great light and ceiling height
- Lateral layout

Type  
Refurbished upper ground floor lateral flat

Gross internal floor area  
753 sq ft / 70 sq m approx

Nearest stations  
Goldhawk Road (Hamm. & City and Circle Lines) Hammersmith Broadway (District, Piccadilly and Hamm & City Lines) Shepherd's Bush ( Central Line )

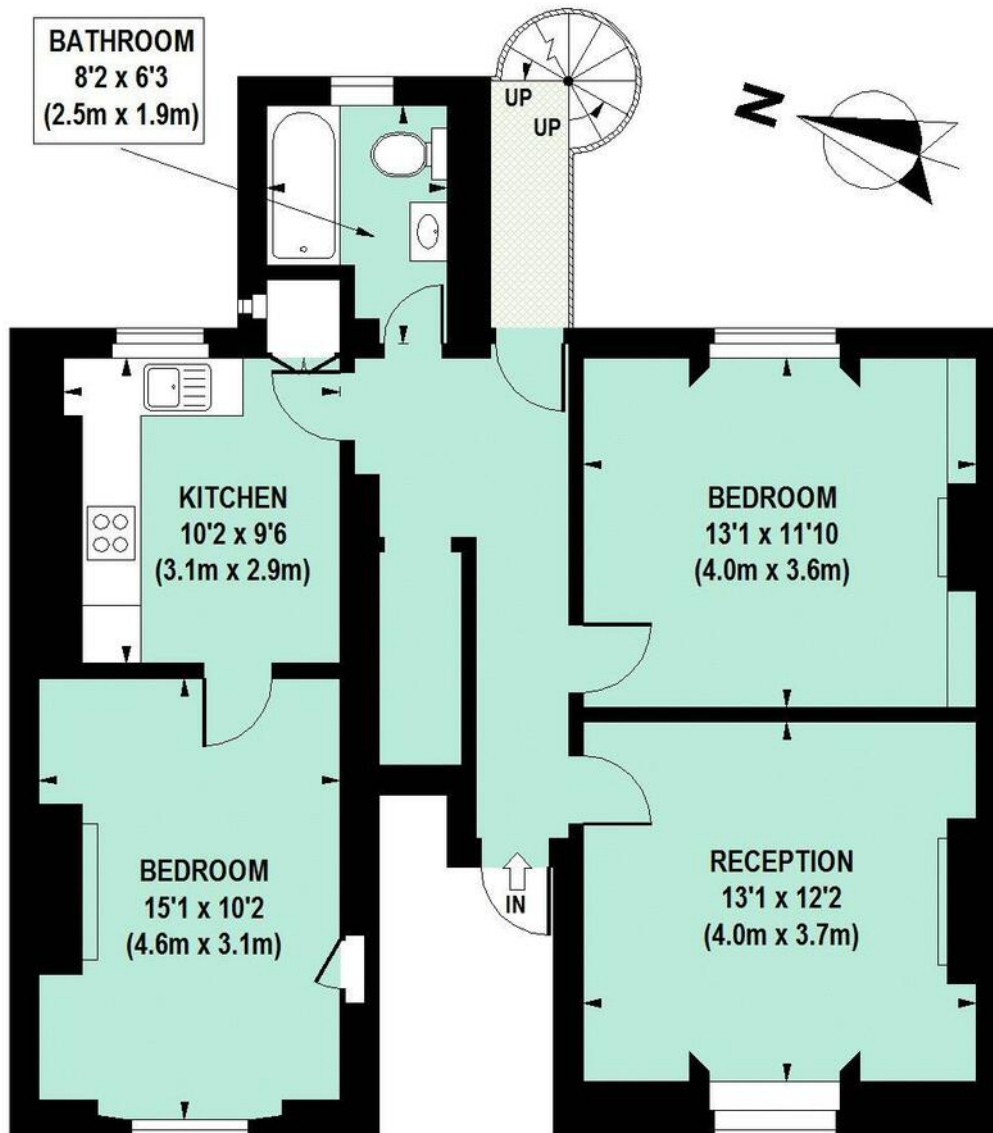
Council Tax Band  
D (£1195.62PA)

# PHILIP WOOLLER

LET AGREED

## Grove Mansions, W6

Approximate Gross Internal Area 70 sq m / 753 sq ft



### RAISED GROUND FLOOR

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

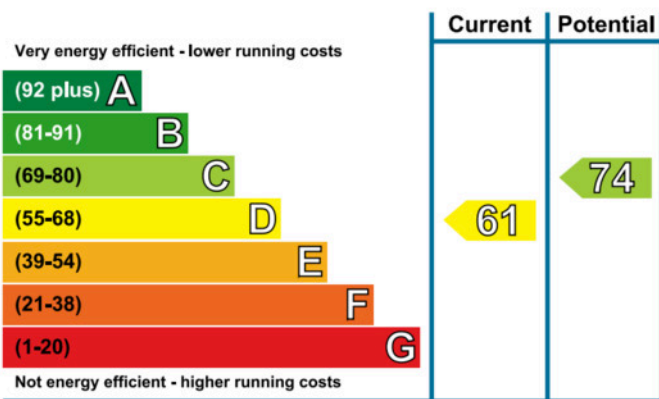
Illustration for identification purposes only, not to scale

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

## PHILIP WOOLLER

## LET AGREED

## 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

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.