

# PHILIP WOOLLER

LET



GOLDHAWK ROAD W12 • SHEPHERD'S BUSH  
£900 PW / £3900 PCM



- 4 double bedrooms
- 2 bathrooms
- Cloakroom / utility
- Double reception room
- Kitchen / dining / family room
- Corkscrew wine cellar
- Decked south facing garden
- Studio / annexe with WC
- Off street parking

Type  
Victorian family house

Gross internal floor area  
2518 sq ft / 234 sq m approx. incl.  
annexe

Nearest stations  
Goldhawk Road (Hamm. & City and  
Circle Lines) Shepherd's Bush (  
Central Line )

Council Tax Band  
G ( £1679.72 )

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### Goldhawk Road, W12

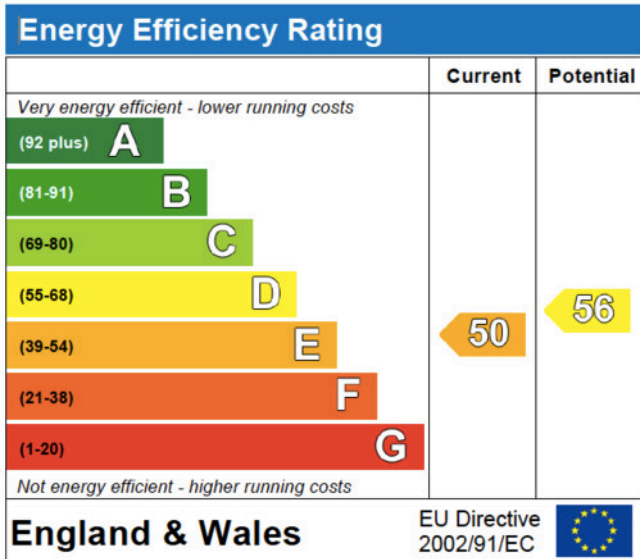
Approximate Gross Internal Area 206 sq m / 2217 sq ft  
 Excluding Annexe 28 sq m / 301 sq ft



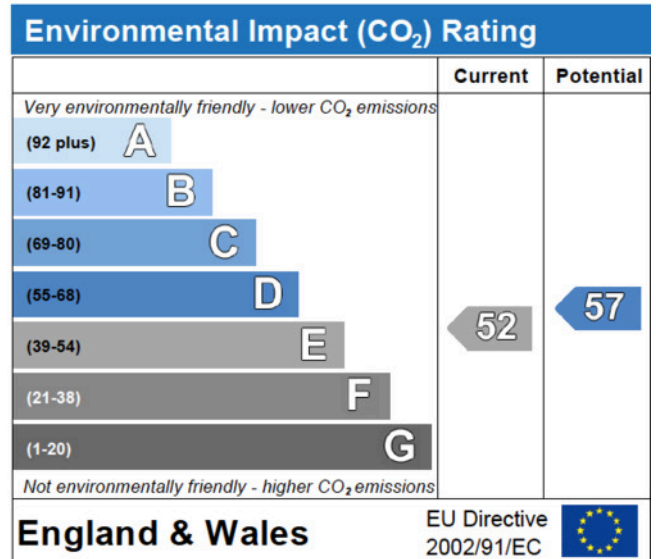
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### 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.