

# PHILIP WOOLLER

## SOLD



BLOEMFONTEIN AVENUE W12 • SHEPHERD'S BUSH  
£1,250,000 FREEHOLD



- Near White City House and Westfield
- Near outstanding St Stephen's C of E Primary School
- 4 bedrooms
- 2 bathrooms ( 1 en suite )
- Cloakroom
- Double reception room
- Good built - in storage
- Extended kitchen / dining room

Type  
Victorian family house

Gross internal floor area  
1539 sq ft / 143 sq m approx.

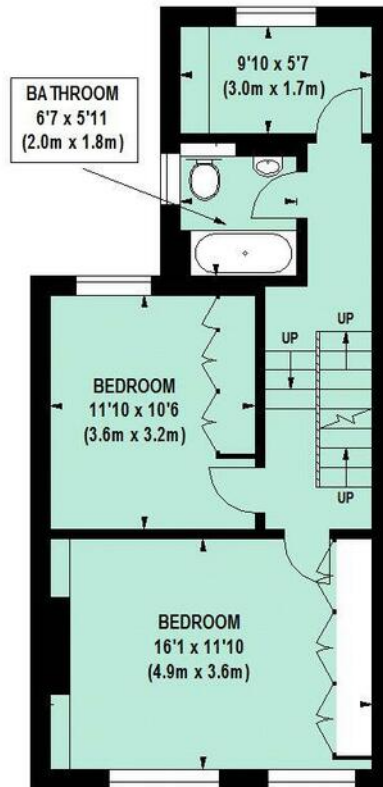
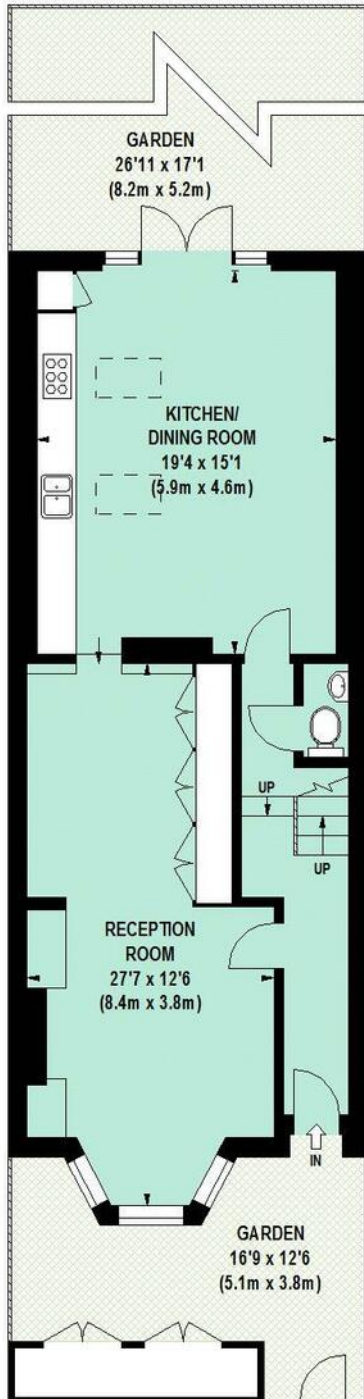
Nearest stations  
Shepherd's Bush Market (Hamm & City and Circle Lines) Shepherd's Bush (Central Line)

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### Bloemfontein Avenue, W12

Approximate Gross Internal Area 143 sq m / 1539 sq ft  
Including Eaves Storage of 3 sq m / 32 sq ft

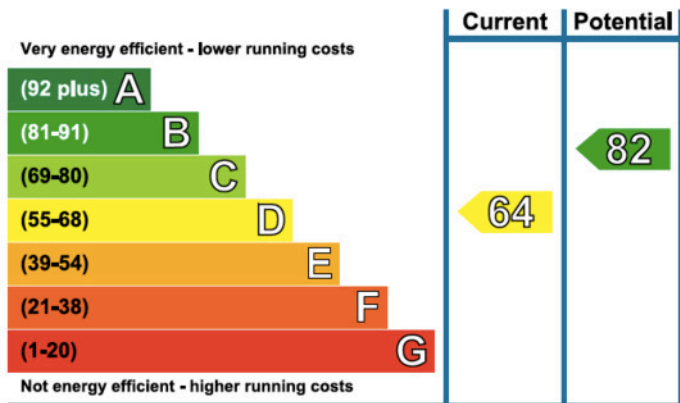


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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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