

PHILIP WOOLLER

LET AGREED



EMLYN ROAD W12 • WENDELL PARK
£461 PW / £2000 PCM



- 2 double bedrooms
- Bathroom
- Reception room with woodburner
- Kitchen / dining room
- Private rear garden
- Replaced double glazed windows
- Own entrance
- Solid oak floors

Type
Ground floor garden flat

Gross internal floor area
700 sq ft / 65 sq m approx.

Nearest stations
Stamford Brook (District Line)
Shepherd's Bush Market (Hamm. &
City and Circle Lines) Acton Central (Overground)


Council Tax Band
D (£1227.55 PA)

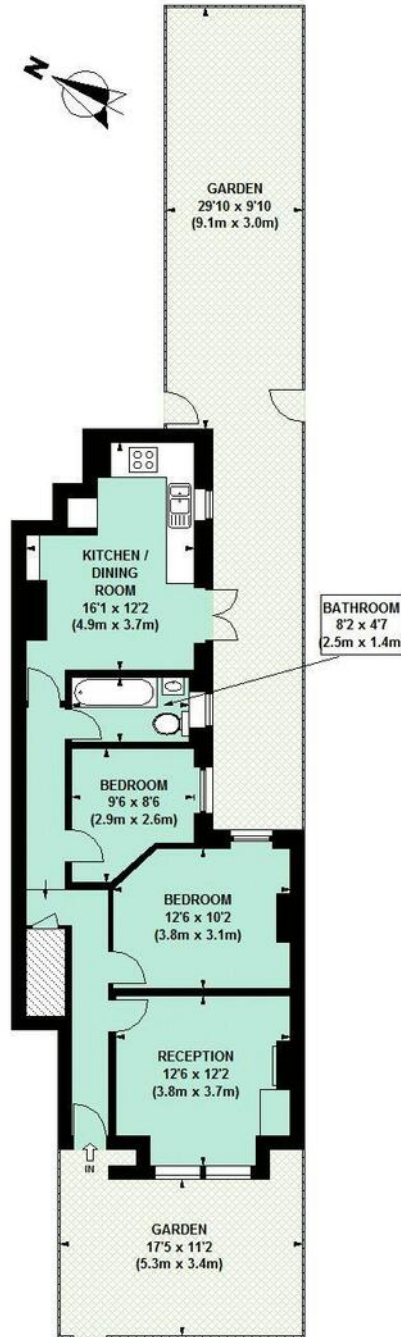
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Approximate Gross Internal Area 65 sq m / 700 sq ft

 Under 1.5m head height



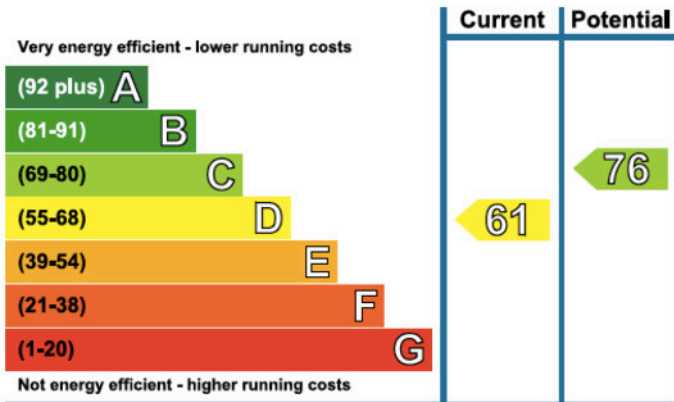
GROUND FLOOR

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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