

# PHILIP WOOLLER

## SALE AGREED



PERCY ROAD, W12 • ASKEW ROAD AREA  
£1,375,000 FREEHOLD



- 4 double bedrooms
- Study / bed 5
- Family bathroom
- 2 shower rooms ( 1 en suite )
- Cloakroom
- Double reception room
- Kitchen / dining room
- West facing rear garden and roof terrace
- Cellar storage / utility

Type  
Terraced family house


Gross internal floor area  
2067 sq ft / 192 sq m approx.

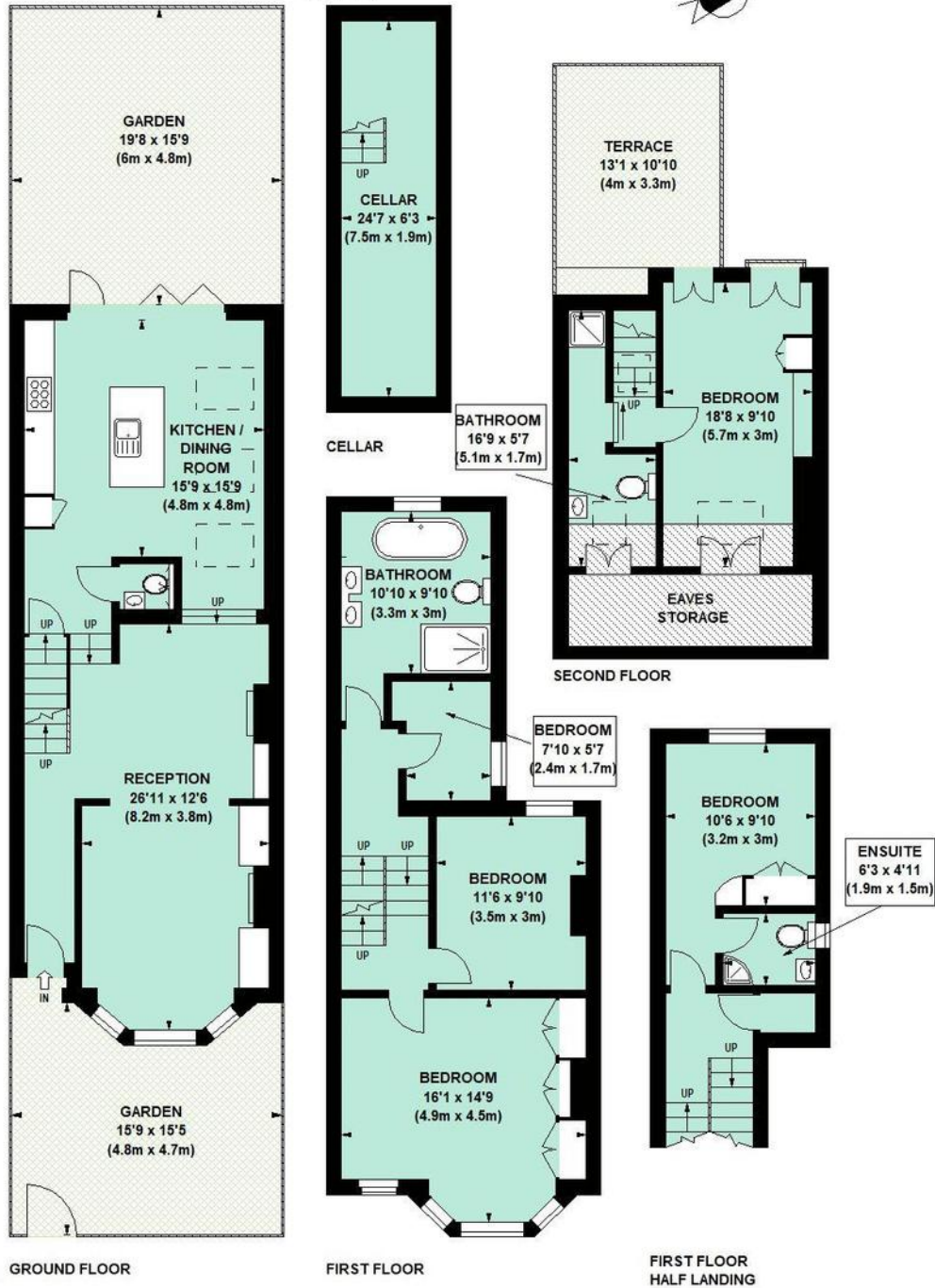
Nearest stations  
Ravenscourt Park ( District Line)  
Goldhawk Road ( Hamm & City and  
Circle Lines)

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**Percy Road, W12**  
 Approximate Gross Internal Area 192 sq m / 2067 sq ft  
 (Including Eaves Storage)

 Under 1.5m head height

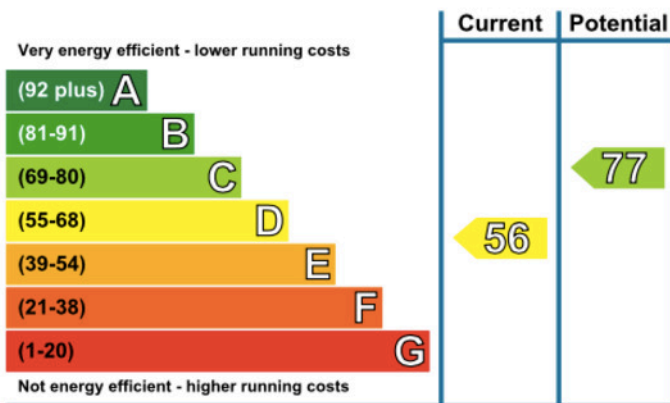


Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable

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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

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).

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