

PHILIP WOOLLER

LET AGREED



GAYFORD ROAD W12 • WENDELL PARK
£1038 PW / £4500 PCM



- 4 bedrooms
- Bathroom
- Shower room en suite
- Cloakroom
- Double reception room
- Conservatory kitchen / dining
- Secluded south facing walled garden
- Adjoining and overlooking Wendell Park
- Underfloor heating

Type
Family House

Gross internal floor area
1862 sq ft / 173 sq m approx.

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

Council Tax Band
E (£1596.21 PA)


PHILIP WOOLLER

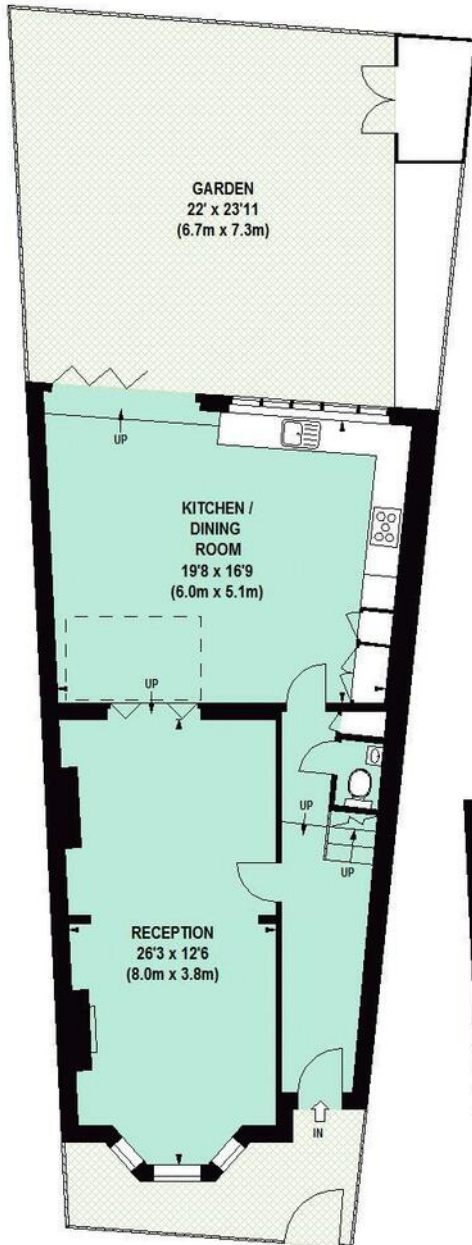
LET AGREED

Gayford Road, W12

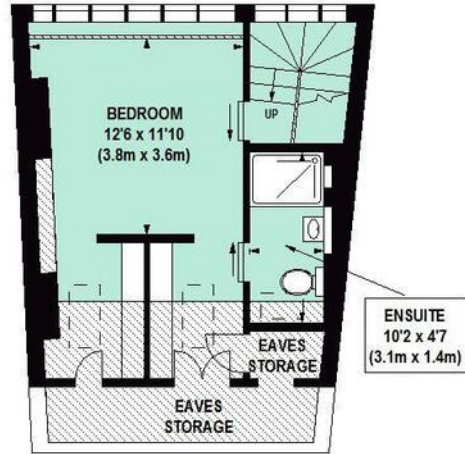
Approximate Gross Internal Area 173 sq m / 1862 sq ft
Including Eaves Storage of 6 sq m / 65 sq ft



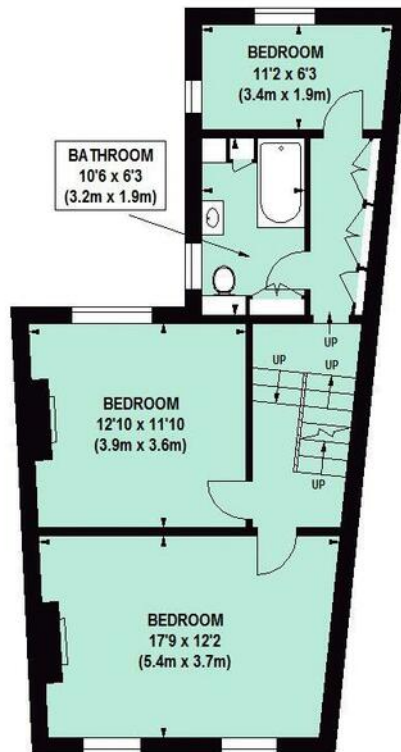
 Under 1.5m head height



GROUND FLOOR



SECOND FLOOR



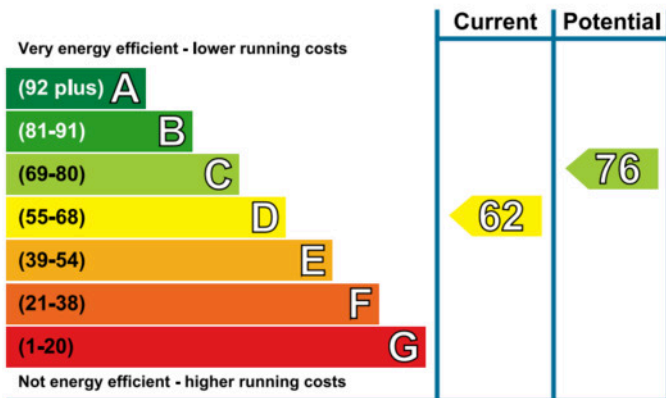
FIRST FLOOR

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.