

# PHILIP WOOLLER

## SOLD



WENDELL ROAD W12 • WENDELL PARK  
£995,000 FREEHOLD



- Family house to modernise
- 3 bedrooms
- Bathroom
- 2 WC's ( 1 external )
- Double reception room
- Kitchen / breakfast room
- 62' garden with open southerly aspect
- Off street parking

Type  
Edwardian Family house to modernise

Gross internal floor area  
1130 sq ft / 105 sq ft approx.

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

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### Wendell Road, W12

Approximate Gross Internal Area 105 sq m / 1130 sq ft

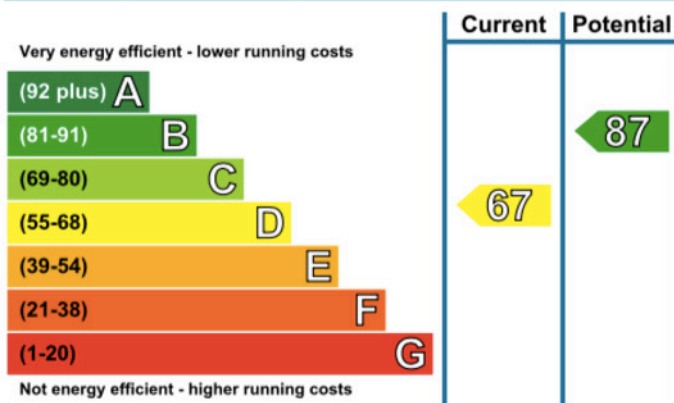


Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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.

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