PHILIP WOOLLER

SALE AGREED



PENNARD ROAD W12 • SHEPHERD'S BUSH £1,400,000 FREEHOLD







- 5 double bedrooms
- Bathroom
- 2 shower rooms
- Separate WC
- · Reception room
- Kitchen / dining room
- Additional kitchen / breakfast room
- West facing walled garden
- Cellar

Type Victorian terraced family house

Gross internal floor area 2433 sq ft / 226 sq m approx. incl. eaves storage

Nearest stations Shepherd's Bush Market and Goldhawk Road (Hamm & City Line) Shepherd's Bush (Central Line)

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Approximate Gross Internal Area 226 sq m / 2433 sq ft Including Eaves Storage of 16 sq m / 172 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 Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20)

Not energy efficient - higher running costs

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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