

# PHILIP WOOLLER

## SALE AGREED



BECKLOW ROAD W12 • ASKEW ROAD AREA  
£449,950 LEASEHOLD



- Double bedroom
- Bathroom
- Kitchen / breakfast room
- Reception room
- Newly decked garden
- Additional courtyard
- Long lease - 142 yrs remaining
- NO CHAIN

Type  
Ground floor garden Flat

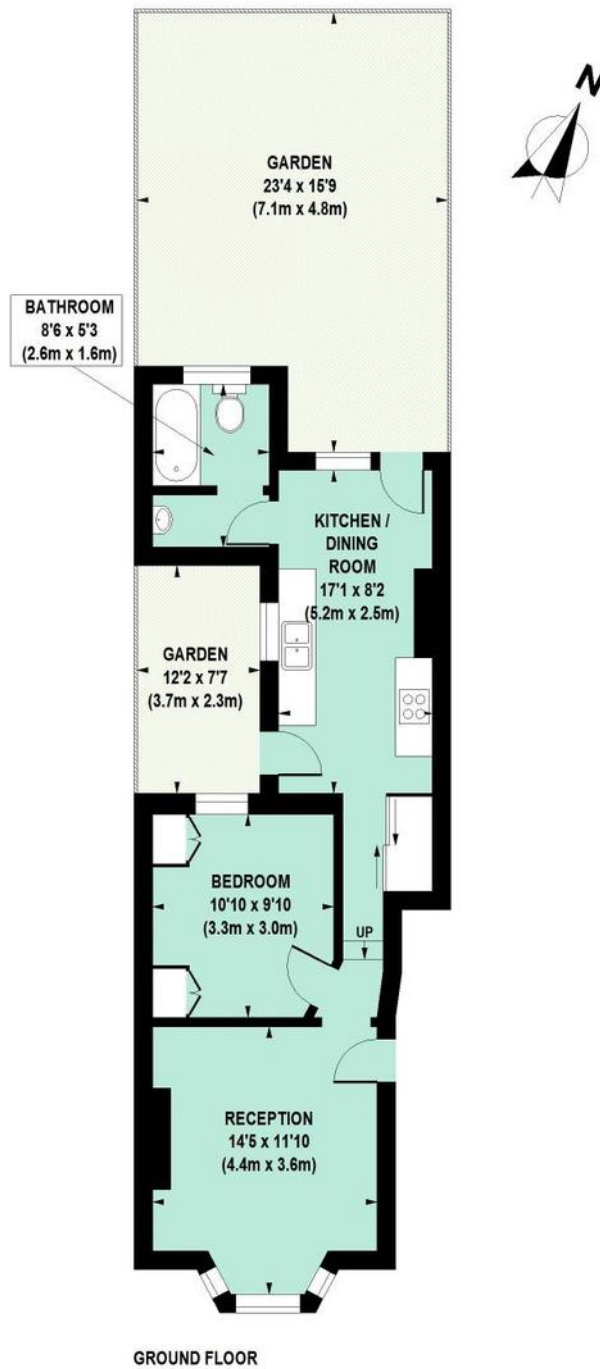
Gross internal floor area  
517 sq ft / 48 sq m approx.

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

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**Becklow Road, W12**  
Approximate Gross Internal Area 48 sq m / 517 sq ft

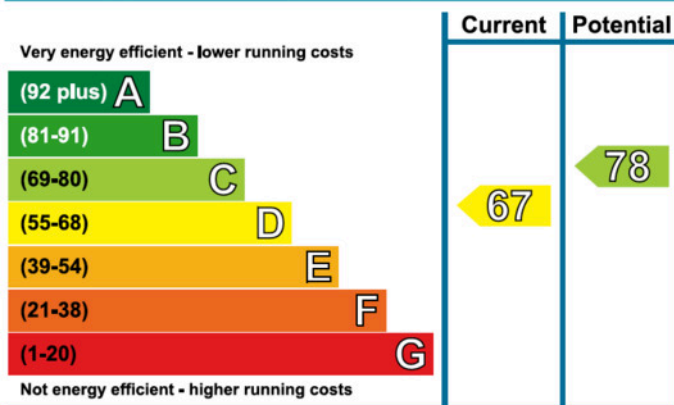


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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.

## IMPORTANT NOTICE

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