PHILIP WOOLLER

SALE AGREED



BASSEIN PARK ROAD W12 • ASKEW ROAD AREA £375,000 LEASEHOLD







- 1 double bedroom
- Bathroom
- · Reception room
- · Separate kitchen
- · Good position and outlook
- · Long lease 147 yrs
- · Good ceiling height
- No chain

Type Raised ground floor flat

Gross internal floor area 434 sq ft / 40 sq m approx

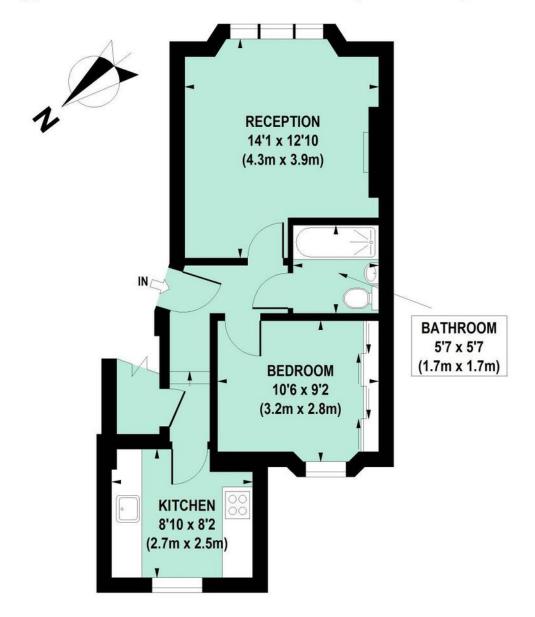
Nearest stations Stamford Brook and Ravenscourt Park (District Line) Shepherd's Bush Market (Hamm.& City and Circle Lines)

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Bassein Park Road, W12

Approximate Gross Internal Area 40.4 sq m / 434 sq ft



GROUND 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

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Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F

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.

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

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.

necessary planning, building

only certain parts of the property as

they appeared at the time they were

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

regulations or other consent has been

obtained. A buyer or lessee must find

out by inspection or in other ways that

taken. Areas, measurements and