

# PHILIP WOOLLER

## SALE AGREED



WENDELL ROAD W12 • WENDELL PARK  
£1,275,000 FREEHOLD



- 4 bedrooms
- 2 Bathrooms ( 1 ensuite )
- Double reception room
- Cloakroom
- Kitchen / dining room
- South facing garden
- Cellar
- Original fireplaces and many other details
- Pressurised hot water system

Type  
Victorian terraced family house

Gross internal floor area  
1798 sq ft / 167 sq m approx. incl. eaves storage

Nearest stations  
Stamford Brook Tube (District Line)  
Turnham Green Terrace (District and Piccadilly Lines)

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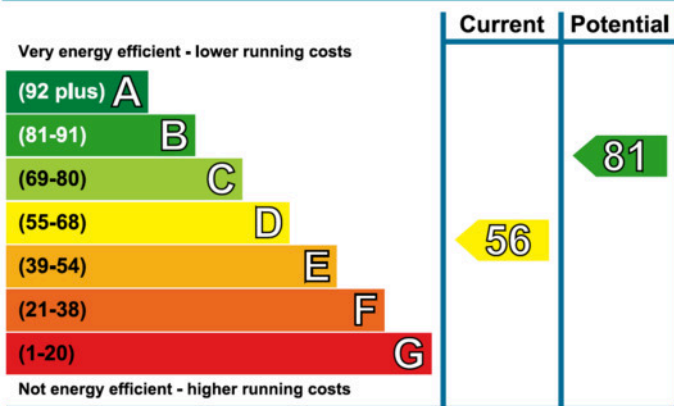


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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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