

PHILIP WOOLLER

LET AGREED



EMLYN ROAD W12 • STAMFORD BROOK
£1450 PW / £6283 PCM



- 5 double bedrooms
- Bathroom and shower room
- Gym with shower/wc
- Cloakroom
- 2 reception rooms
- Family kitchen / dining
- 111' West facing garden
- Off-street parking

Type
Semi detached family house

Gross internal floor area
2756 sq ft / 256 sq m approx. incl.
storage and gym

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

Council Tax Band
G (£1992.70 PA)

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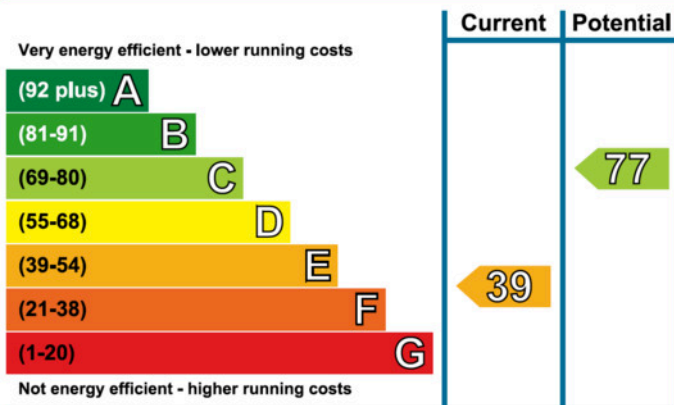


Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594
 Illustration for identification purposes only, not to scale
 All measurements are maximum, and include wardrobes and window bays where applicable

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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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