PHILIP WOOLLER

SALE AGREED



ST ELMO ROAD W12 • ASKEW ROAD AREA £625,000 SHARE OF FREEHOLD







- Great two bed / two bath layout
- Spacious reception
- Kitchen open plan
- 2 double bedrooms
- · Bathroom and shower room en suite
- Built-in wardrobes / storage
- Private west facing patio garden
- Separate access to garden

Type Garden flat

Gross internal floor area 797sq ft / 74 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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Approximate Gross Internal Area 74 sq m / 797 sq ft

Under 1.5m head height KITCHEN / RECEPTION 20'8 x 15'9 (6.3m x 4.8m) BATHROOM 8'6 x 7'7 SHOWER ROOM (2.6m x 2.3m) 7'3 x 6'3 (2.2m x 1.9m) BEDROOM 10'6 x 9'10 (3.2m x 3.0m) **BEDROOM** 12'6 x 10'2 (3.8m x 3.1m)

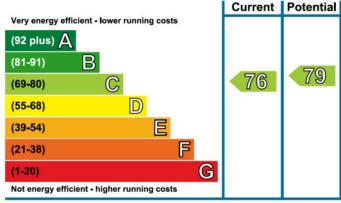
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594 Illustration for identification purposes only, not to scale All measurements are maximum, and include wardrobes and window bays where applicable

GROUND FLOOR

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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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