

# PHILIP WOOLLER

## SALE AGREED



STARFIELD ROAD W12 • ASKEW ROAD AREA  
£1,150,000 FREEHOLD



- 3 bedrooms
- Bathroom
- Double reception room
- Dining room / bed 4
- Kitchen / breakfast room
- Utility room
- Cloakroom
- 54' garden and side access
- 2 entrances and good extension potential

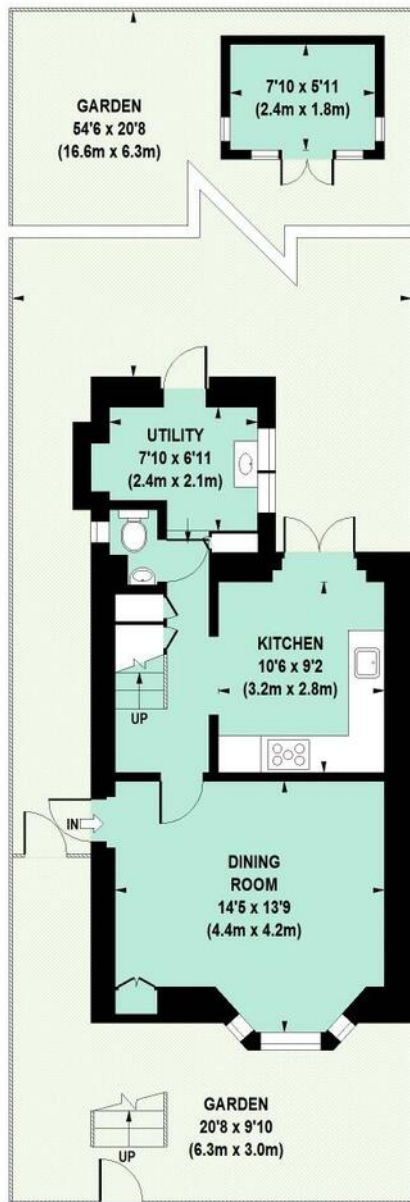
Type  
Detached family house

Gross internal floor area  
1356 sq ft / 126 sq m  
approx.incl.outbuilding

Nearest stations  
Stamford Brook and Ravenscourt Park  
( District Line ) Goldhawk Road ( Hamm.& City and Circle Lines)

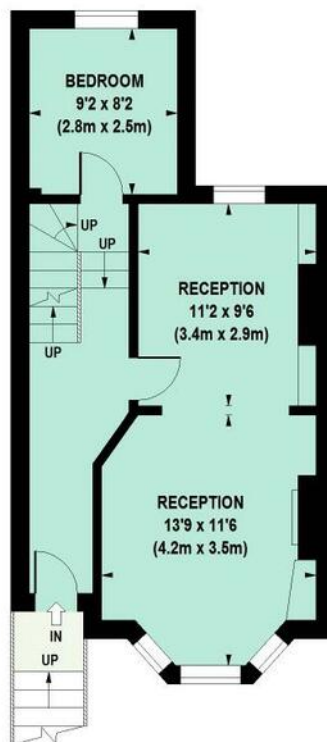
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LOWER GROUND FLOOR

**Starfield Road, W12**  
Approximate Gross Internal Area 122 sq m / 1313 sq ft  
Excluding Shed 4 sq m / 43 sq ft



RAISED GROUND FLOOR



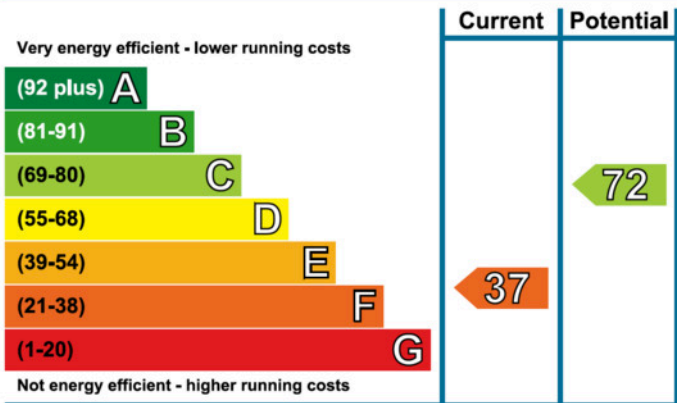
FIRST FLOOR

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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### 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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