# PHILIP WOOLLER

## SALE AGREED



GALLOWAY ROAD W12 • SHEPHERD'S BUSH £945,000 FREEHOLD







- 3/4 bedrooms
- Bathroom
- Shower room
- Reception / dining area
- · Hand built Kitchen
- Study / bed 4 with pull down double bed
- · Generous rear garden
- Secure side access and shed
- · Boarded loft storage

Type Semi detached house

Gross internal floor area 1087 sq ft / 101 sq m approx.

Nearest stations Shepherd's Bush Market (Hamm. & City and Circle Lines) Wood Lane ( Central Line)

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### Galloway Road, W12

Approximate Gross Internal Area 101 sq m / 1087 sq ft



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** Current | Potential Very energy efficient - lower running costs (92 plus) A В 85 (81-91)C (69-80)69 (55-68)E (39-54)F (21-38)G (1-20)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

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