

PHILIP WOOLLER

LET AGREED



MELINA ROAD W12 • ASKEW ROAD AREA
£445 PW / £1928 PCM



- Newly renovated
- Own LOWER GROUND floor entrance
- 2 double bedrooms
- Bathroom
- Reception / Kitchen
- Recessed TV nook
- Built - in wardrobes
- Courtyard garden

Type
Lower ground floor garden flat

Gross internal floor area
571 sq ft / 53 sq m approx.

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

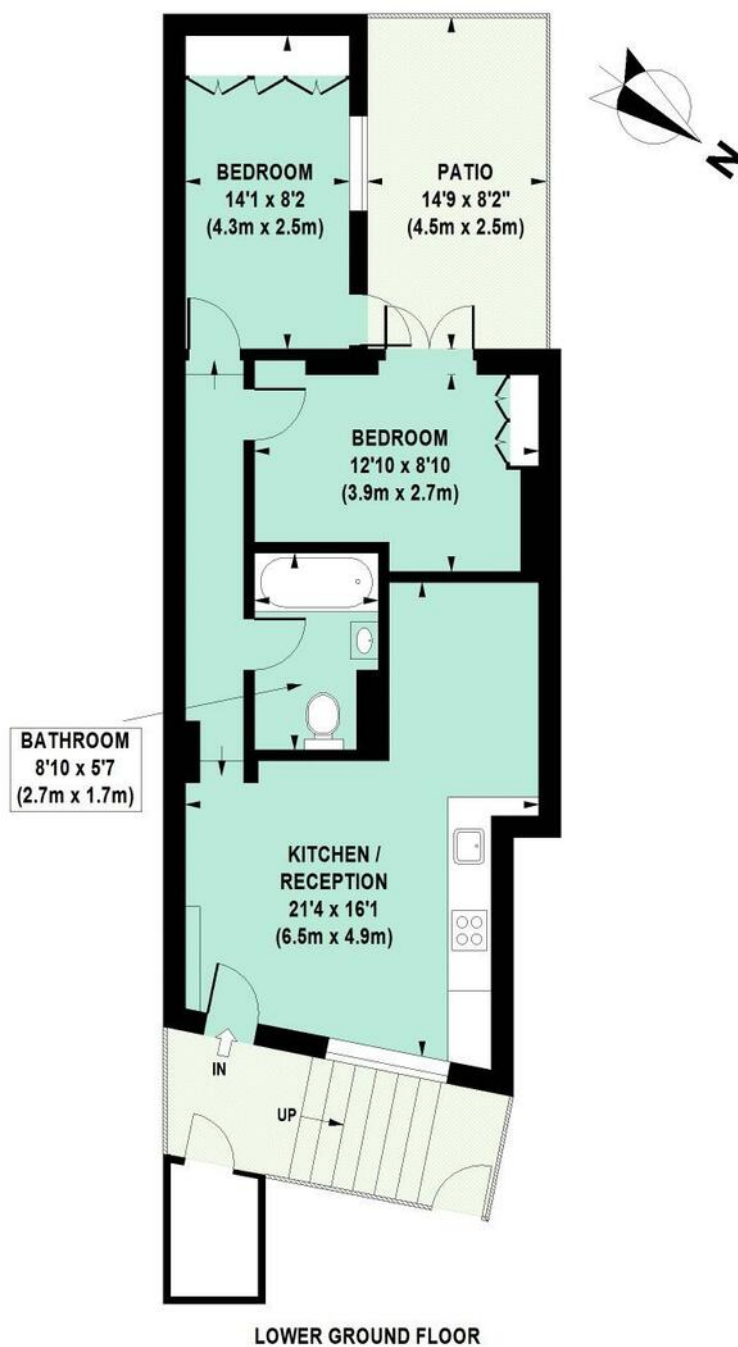
Council Tax Band
D (£1082.53 PA)

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Melina Road, W12



Approximate Gross Internal Area 53 sq m / 571 sq ft



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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	72	74	(69-80) C	72	73
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.			The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

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