

# PHILIP WOOLLER

## SOLD



BASSEIN PARK ROAD W12 • WENDELL PARK  
GUIDE PRICE £2,500,000 FREEHOLD



- In excess 3000 sq ft over 5 floors
- 6 bedrooms
- 2 bathrooms ( 1 en suite )
- 2 additional cloakroom / WC's
- 3 reception rooms
- Kitchen / dining / family level
- Utility
- Numerous period features
- Pretty Garden

Type  
Five storey family house

Gross internal floor area  
3121 sq ft / 290 sq m incl. eaves storage

Nearest stations  
Stamford Brook and Ravenscourt Park  
(District Line)

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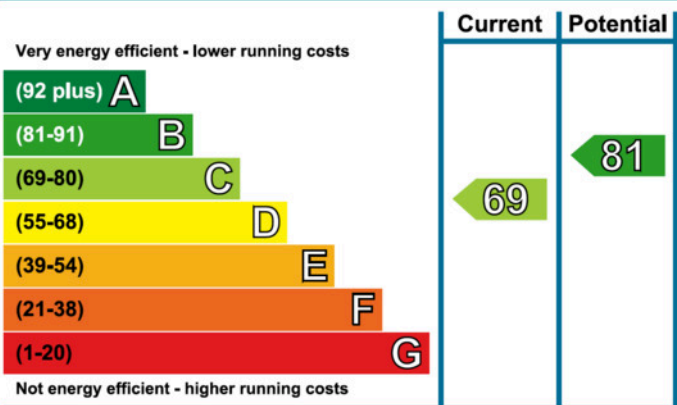


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable

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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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