

# PHILIP WOOLLER

## SALE AGREED



ST JAMES STREET W6 • RIVERSIDE  
£695,000 SHARE OF FREEHOLD



- VACANT PROPERTY
- 2 double bedrooms
- Bathroom
- Reception room
- Kitchen / breakfast room open plan
- Potential for roof terrace ( subject to PP )
- Loft storage
- Working fireplace
- Desirable riverside location

Type  
Upper maisonette

Gross internal floor area  
721 sq ft / 67 sq m approx.

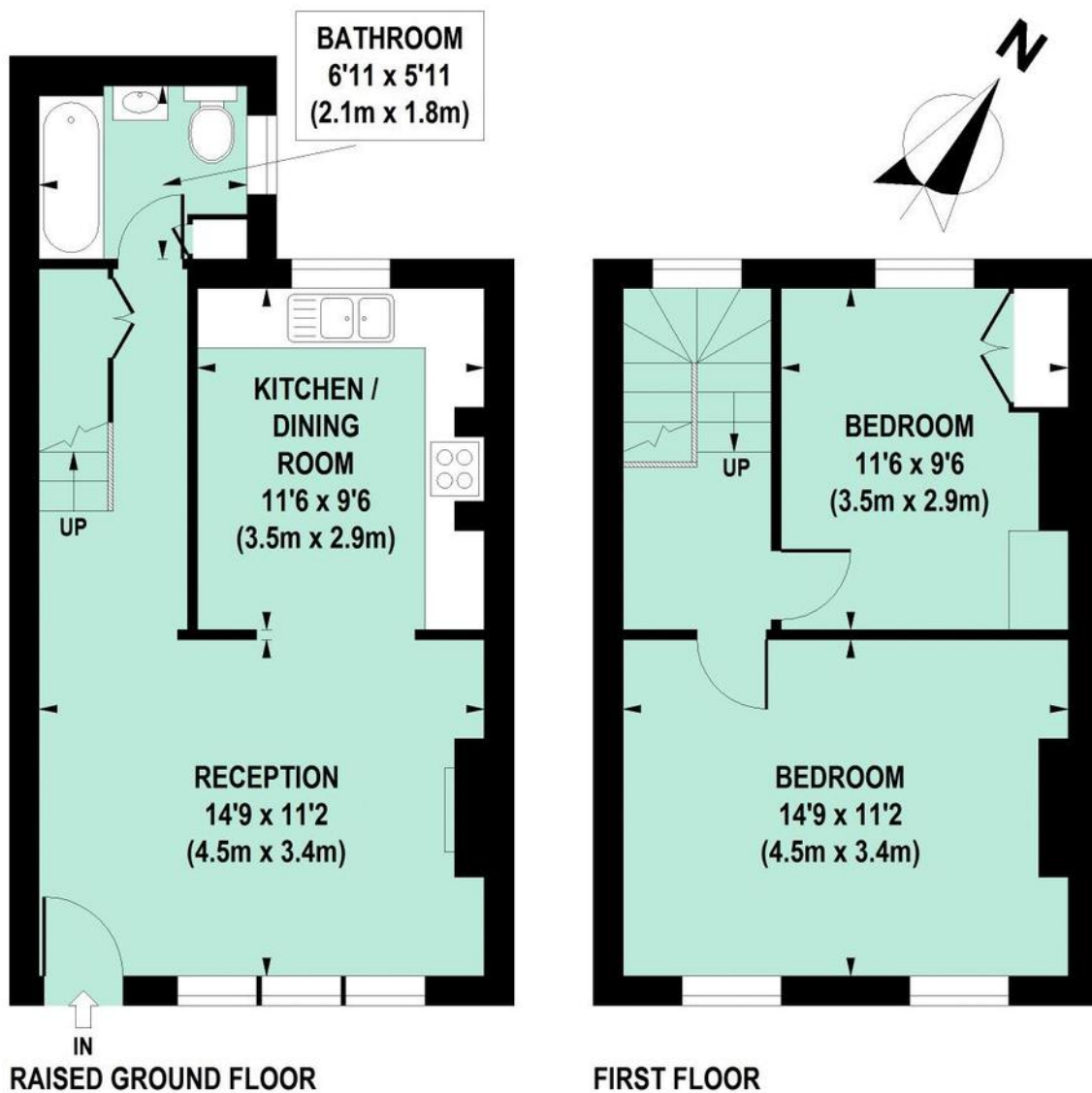
Nearest stations  
Hammersmith Broadway (District,  
Piccadilly and Hamm & City Lines)

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### St. James Street, W6

Approximate Gross Internal Area 67 sq m / 721 sq ft



Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594

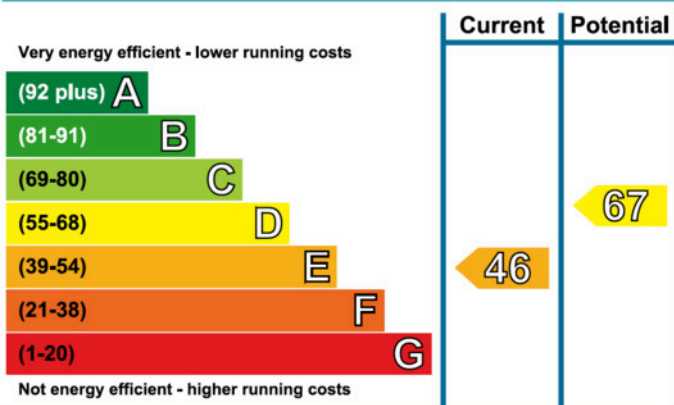
Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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## Energy Efficiency Rating



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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