

# PHILIP WOOLLER

## LET AGREED



ST ELMO ROAD W12 • ASKEW ROAD AREA  
£425 PW / £1841 PCM



- FIRST VIEWING NOW
- Great two bed / two bath layout
- Spacious reception
- Refitted kitchen open plan
- 2 double bedrooms
- Bathroom and shower room en suite
- Built-in wardrobes / storage
- Private west facing patio garden
- Separate access to garden

Type  
Garden flat

Gross internal floor area  
797 sq ft / 74 sq m approx.

Nearest stations  
Stamford Brook and Ravenscourt Park  
(District Line) Shepherd's Bush Market  
(Hamm. & City and Circle Lines)


Council Tax Band  
D ( £1571.22 PA )

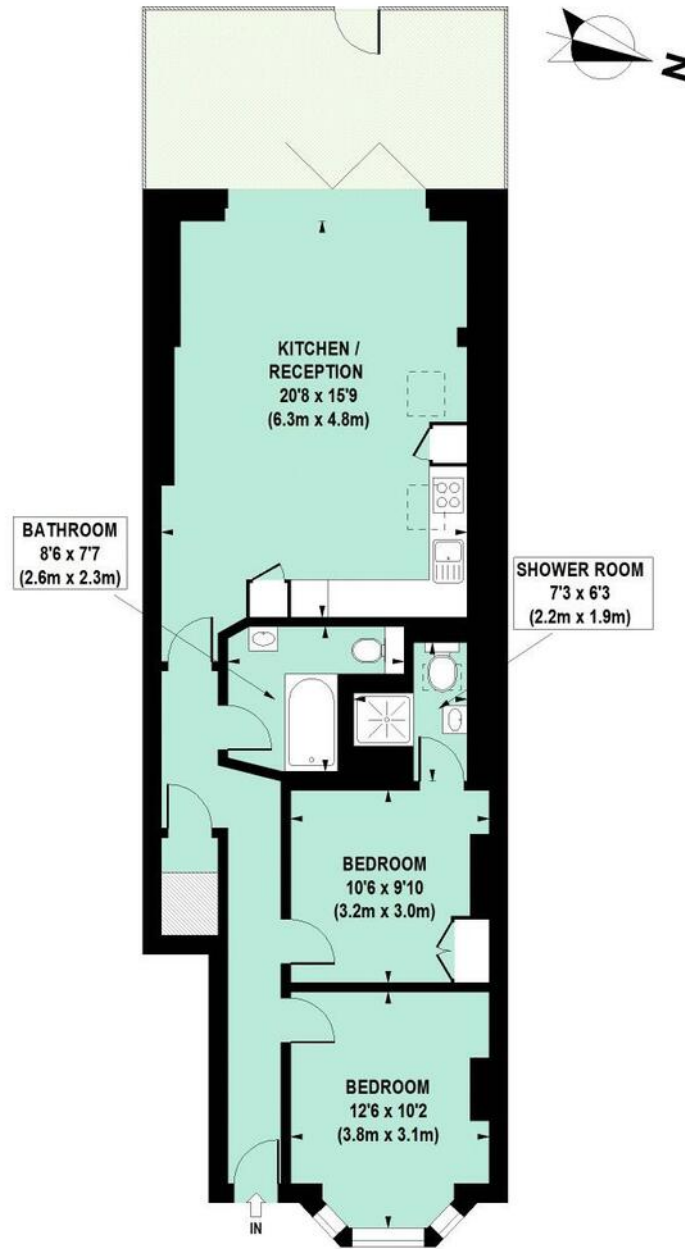
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### St. Elmo Road, W12

Approximate Gross Internal Area 74 sq m / 797 sq ft

 Under 1.5m head height



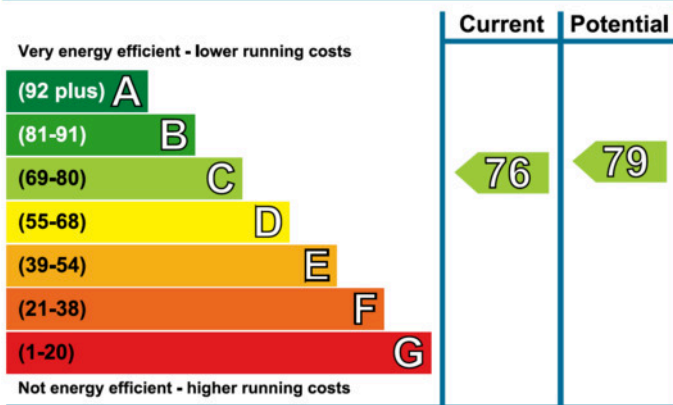
GROUND FLOOR

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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