

PHILIP WOOLLER

SOLD



ELLINGHAM ROAD W12 • SHEPHERD'S BUSH
£1,500,000 FREEHOLD



- 4 bedrooms
- 3 bathrooms (2 en suite)
- Double reception room
- Kitchen / dining room
- Playroom
- Extensive cellar (1.5M plus head height)
- Bespoke joinery and good quality fittings
- Complete house water purification
- 25' S.E. facing garden

Type
Terraced Victorian Villa

Gross internal floor area
2320 sq ft / 215.5 sq m approx. incl.
cellar and eaves storage

Nearest stations
Goldhawk Road and Shepherds Bush
Market (Hamm & City and Circle Lines
) Stamford Brook and Ravenscourt
Park (District Line)

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Ellingham Road, W12

Approximate Gross Internal Area 215.5 sq m / 2320 sq ft
Including Cellar of 23.4 sq m / 252 sq ft
Including Eaves Storage of 8 sq m / 86 sq ft

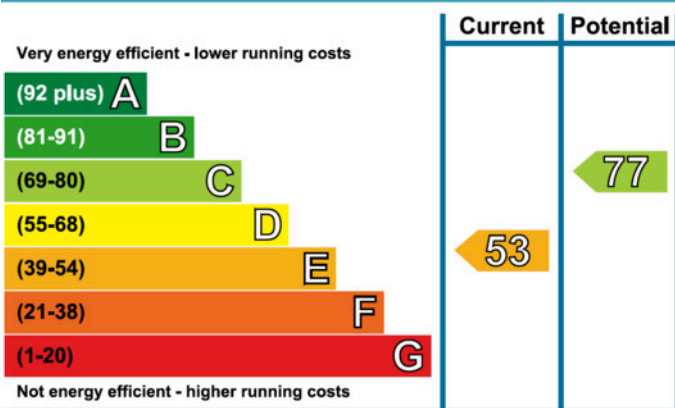


Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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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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