

# PHILIP WOOLLER

## SOLD



VALETTA ROAD W3 • WENDELL PARK  
£575,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Generous bathroom
- Reception extended into garden
- Kitchen / breakfast open plan
- Patio garden with separate access
- Original fireplaces and oak floors
- Built in storage and wardrobes
- SHARE OF FREEHOLD

Type  
Edwardian ground floor garden flat

Gross internal floor area  
743 sq ft / 69 sq m approx.

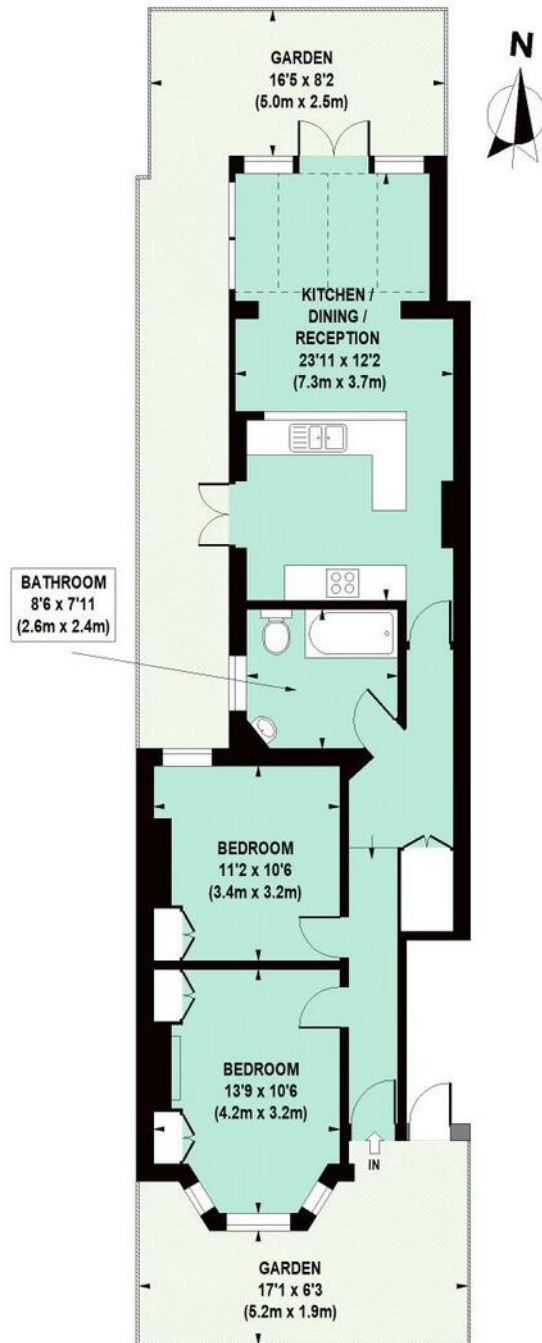
Nearest stations  
Stamford Brook ( District Line )  
Shepherd's Bush Market ( Hamm. &  
City and Circle Lines )

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### Valetta Road, W3

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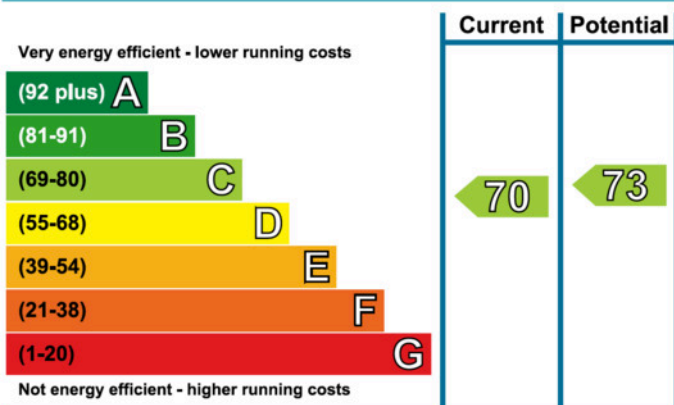
GROUND FLOOR

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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