

# PHILIP WOOLLER

## SALE AGREED



AYLMER ROAD W12 • WENDELL PARK  
£645,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Study / bed 3
- Bathroom
- Reception room
- Kitchen
- Private west facing garden
- Scope to develop into loft subject to PP
- Own entrance
- Lease term - 80 yrs unexpired

Type  
Edwardian first floor garden flat

Gross internal floor area  
818 sq ft / 76 sq m approx.

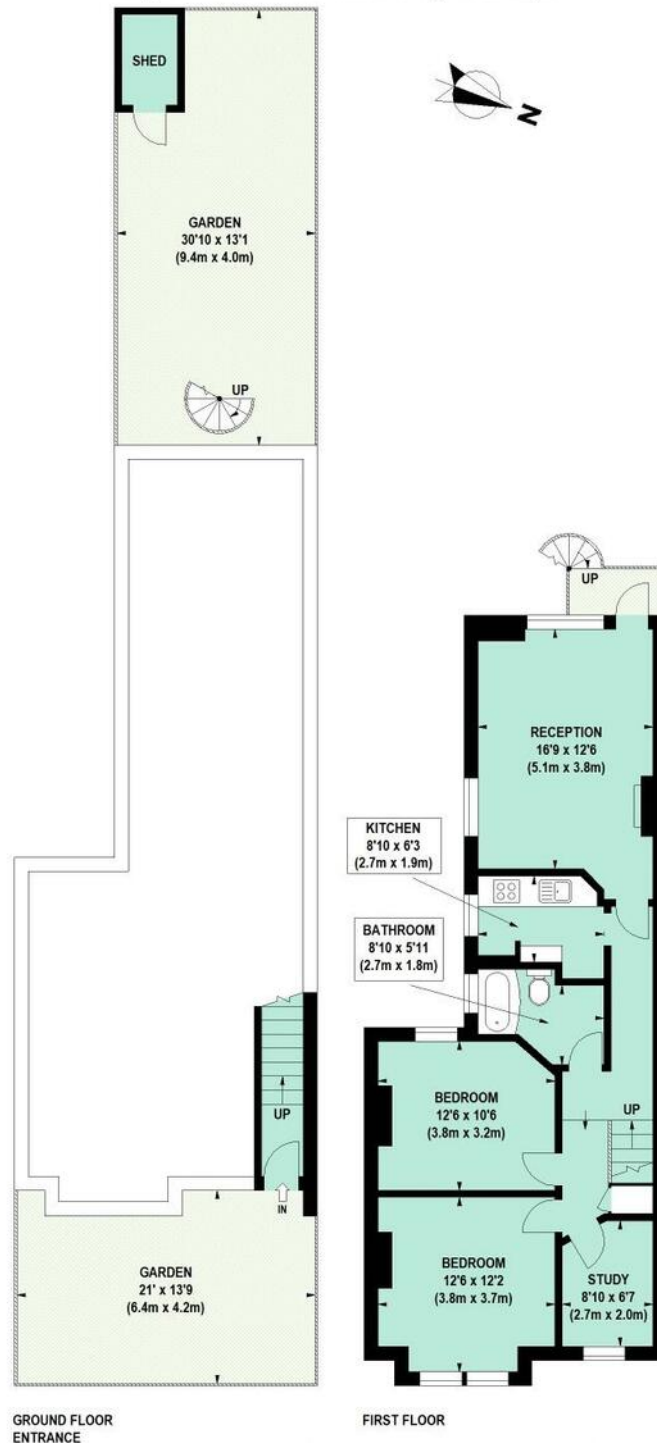
Nearest stations  
Stamford Brook ( District Line )

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Aylmer Road, W12

Approximate Gross Internal Area 76 sq m / 818 sq ft



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

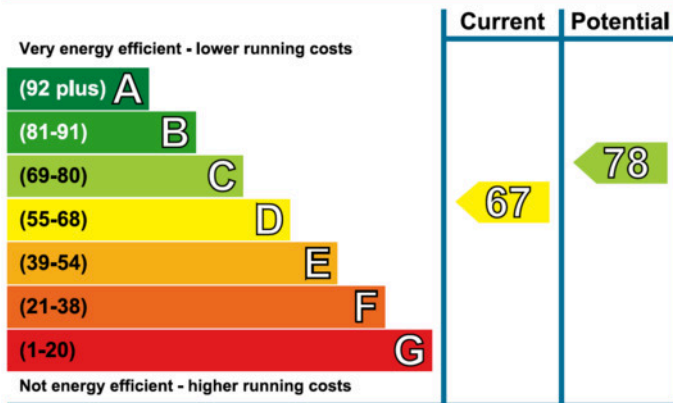
Illustration for identification purposes only, not to scale

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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