

# PHILIP WOOLLER

## SALE AGREED



OLD FORGE MEWS W12 • SHEPHERD'S BUSH  
£375,000 SHARE OF FREEHOLD



- Reception area
- Kitchen / dining room
- Defined sleeping area
- Shower room
- Secluded garden
- Private access via garden
- Within gated mews
- Long Lease - 997 Yrs plus share of freehold

Type  
Garden studio flat

Gross internal floor area  
431 sq ft / 40 sq m approx.

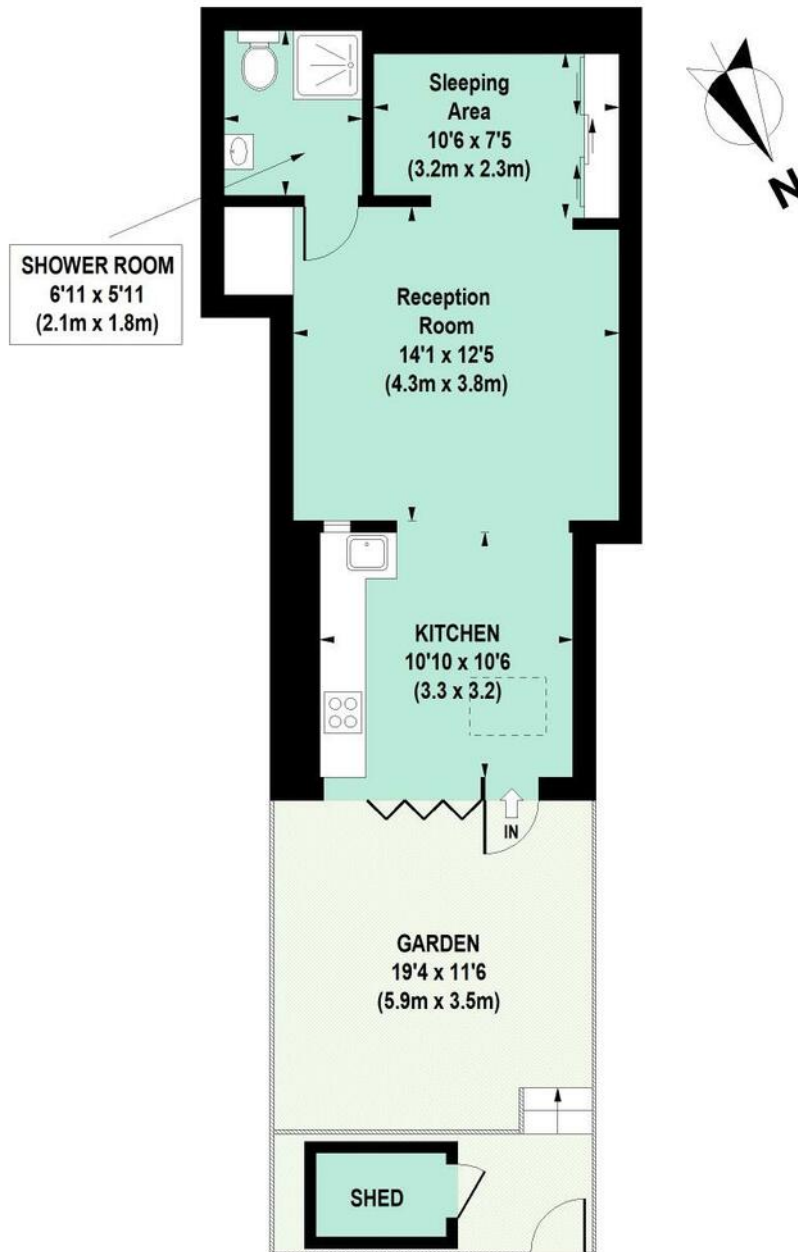
Nearest stations  
Goldhawk Road and Shepherd's Bush  
Market (Hamm. & City and Circle  
Lines) Shepherd's Bush (Central Line)

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### Old Forge Mews, W12

Approximate Gross Internal Area 40 sq m / 431 sq ft



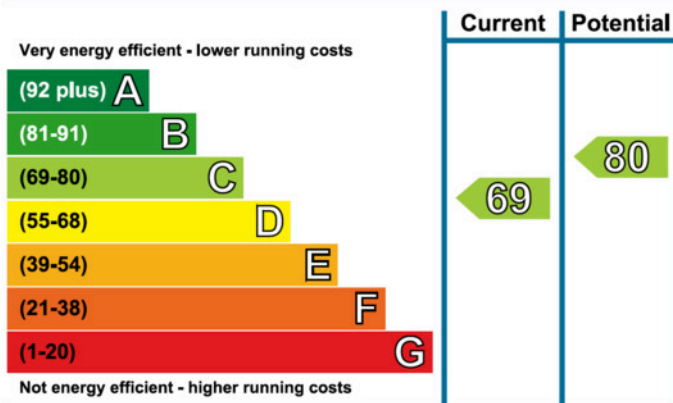
GROUND FLOOR

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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