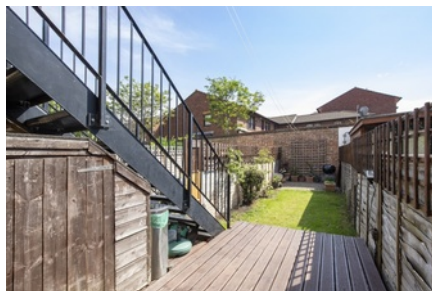


# PHILIP WOOLLER

## SALE AGREED



LARDEN ROAD W3 • ASKEW ROAD AREA  
£695,000 LEASEHOLD



- 3 double bedrooms
- Bathroom and shower room en suite
- Reception room
- Kitchen / dining room
- Private garden
- Garden and eaves storage
- Own entrance
- Long lease - 103 yrs remaining

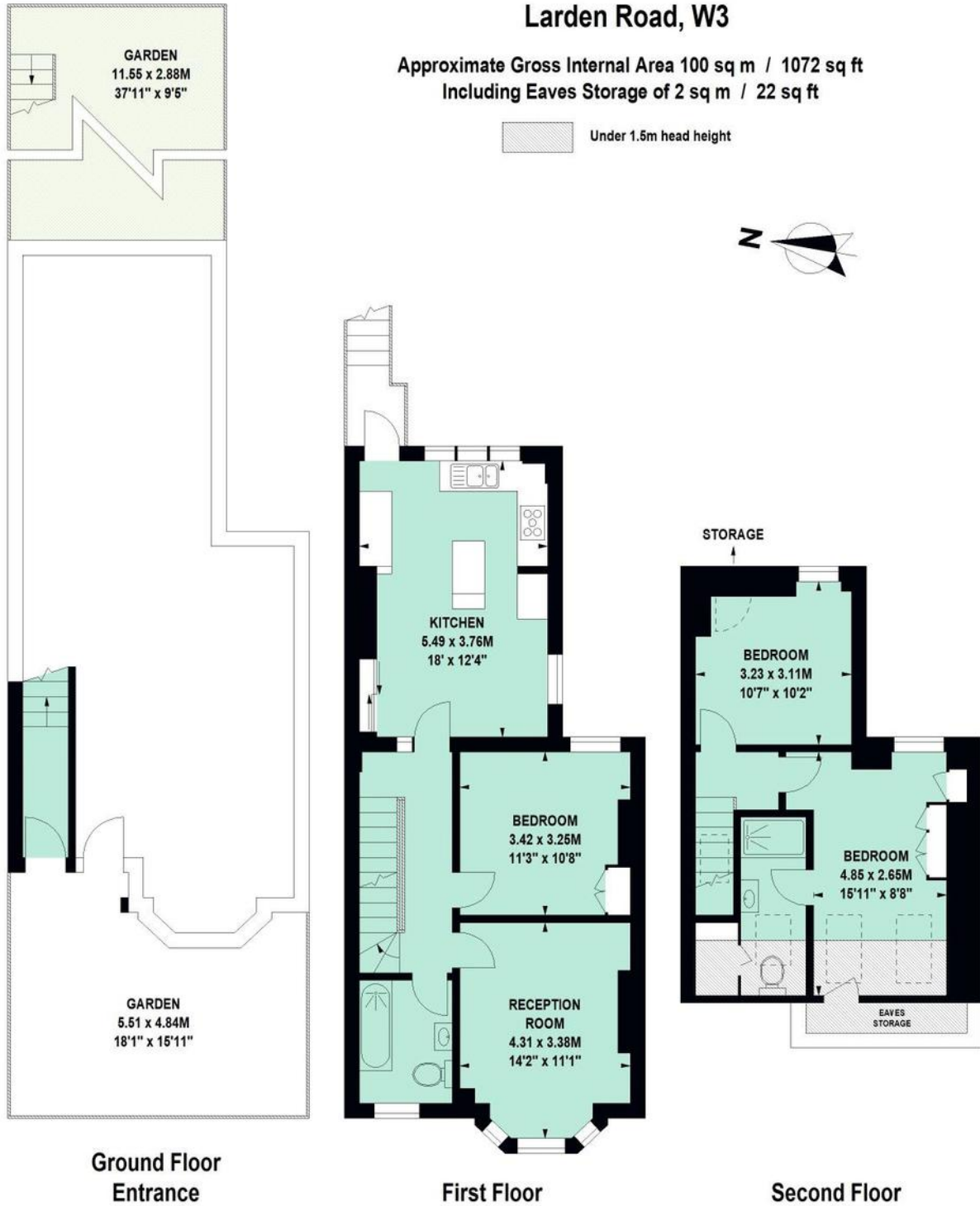
Type  
Edwardian maisonette

Gross internal floor area  
1072 sq ft / 100 sq m approx.

Nearest stations  
Stamford Brook ( District Line)  
Turnham Green Terrace ( District and  
Piccadilly lines)

# PHILIP WOOLLER

## SALE AGREED

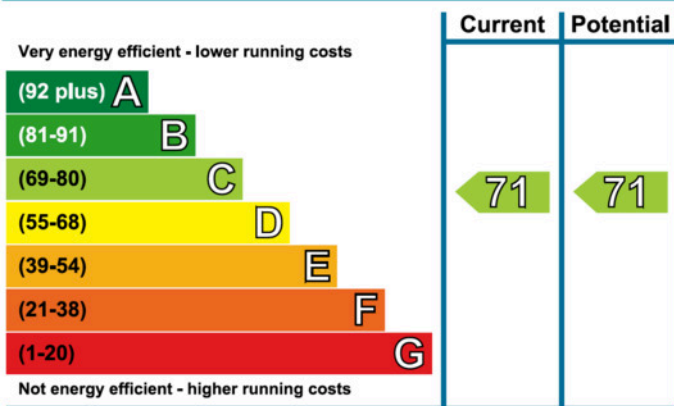


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

# PHILIP WOOLLER

## SALE AGREED

### 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

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Philip Wooller Ltd in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Neither Philip Wooller Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos etc: The photographs show

- only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The position relating to the property may change without notice.