

# 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

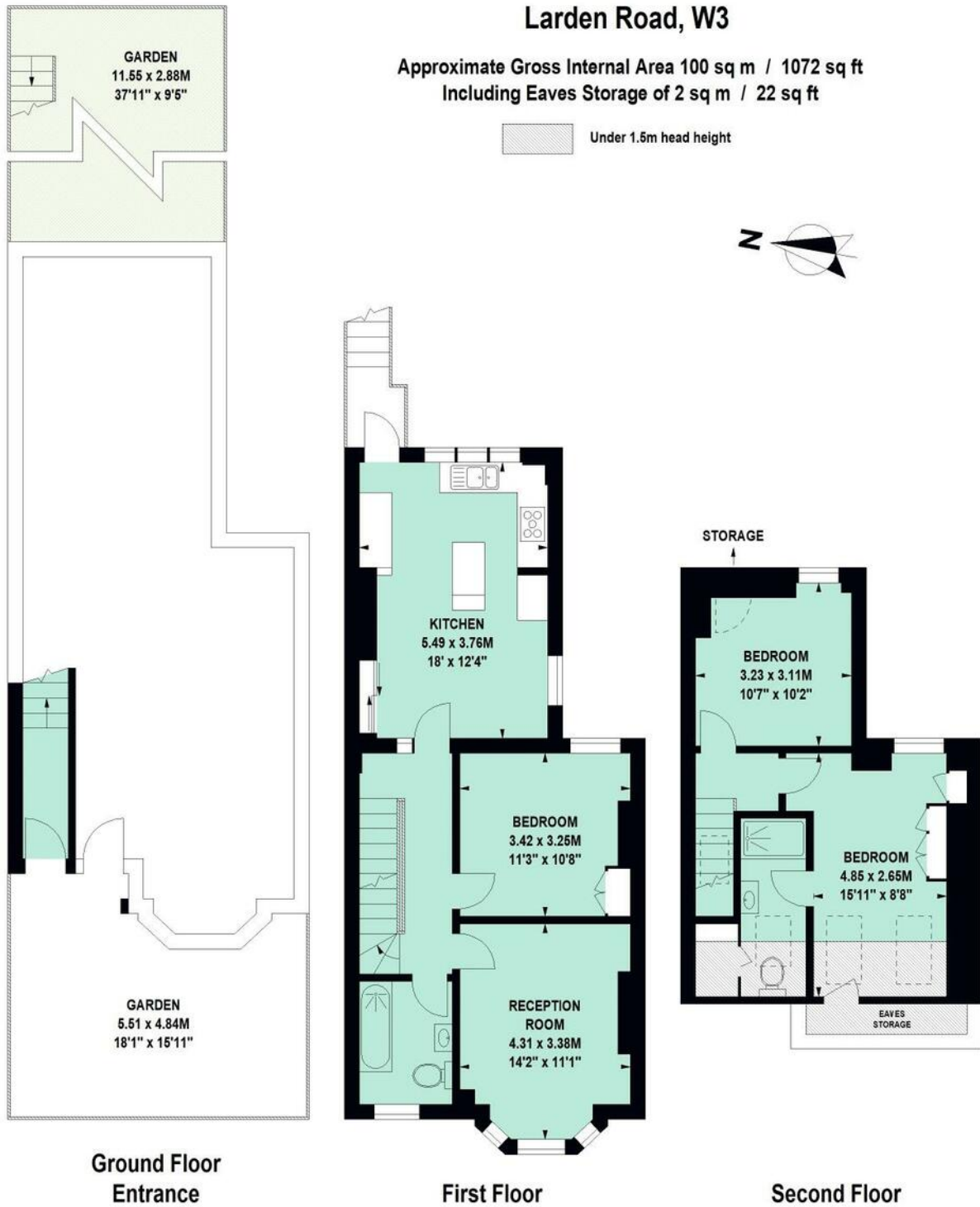
Type  
Edwardian maisonette

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

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

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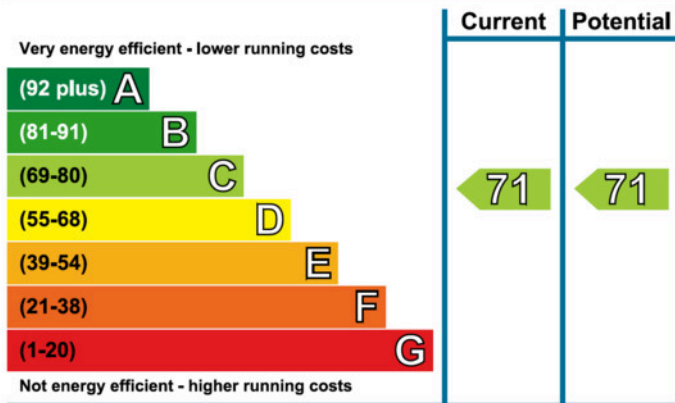


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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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