

# PHILIP WOOLLER

## SOLD



COBBOLD ROAD W12 • WENDELL PARK  
£775,000 SHARE OF FREEHOLD



- 3 double bedrooms
- 2 bathrooms ( 1 en suite )
- Generous reception room
- Kitchen / dining room
- Private garden
- Wood floors and period fireplaces
- Good light and ceiling height
- Own entrance
- Loft storage

Type  
Edwardian maisonette with garden

Gross internal floor area  
1243 sq ft / 115.5 sq m approx.

Nearest stations  
Stamford Brook (District Line)  
Shepherds Bush Market (Hamm & City  
and Circle Lines) East Acton (Central  
Line)

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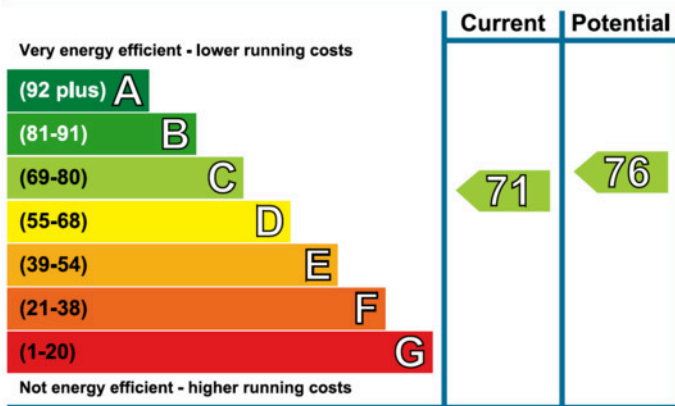


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
 Illustration for identification purposes only, not to scale  
 All measurements are maximum, and include wardrobes and window bays where applicable

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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.

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