

# PHILIP WOOLLER

## SOLD



FIRST AVENUE W3 • ASKEW ROAD AREA  
£1,350,000 FREEHOLD



- 5 bedrooms plus study
- 2 bathrooms ( 1 en suite )
- Shower room
- Stunning full depth reception / kitchen / dining space
- Cloakroom
- West facing garden with summer house
- Side access
- Good storage

Type  
Substantial Edwardian semi detached house

Gross internal floor area  
2228 sq ft / 207 sq m approx.

Nearest stations  
East Acton ( Central Line ) Acton  
Central (Overground) Shepherd's  
Bush Market (Hamm. & City and Circle  
Lines)

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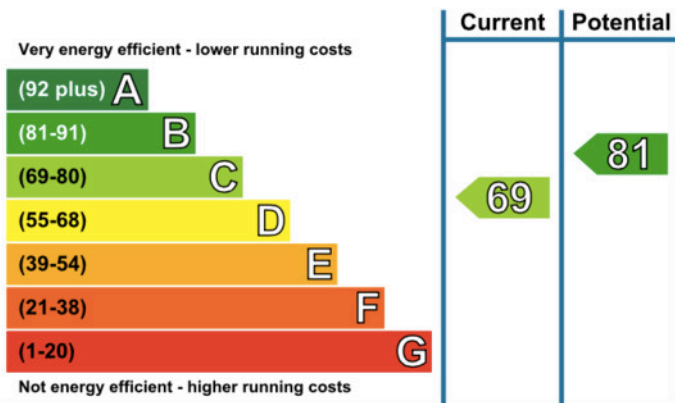


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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.

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