

PHILIP WOOLLER

SALE AGREED



BECKLOW ROAD W12 • WENDELL PARK
£395,000 LEASEHOLD



- 2 double bedrooms
- Shower room
- Reception room with vaulted ceiling
- Refitted kitchen open plan
- Laundry cupboard
- Close to parks and Askew Road shops
- Long Lease - 100 Yrs plus

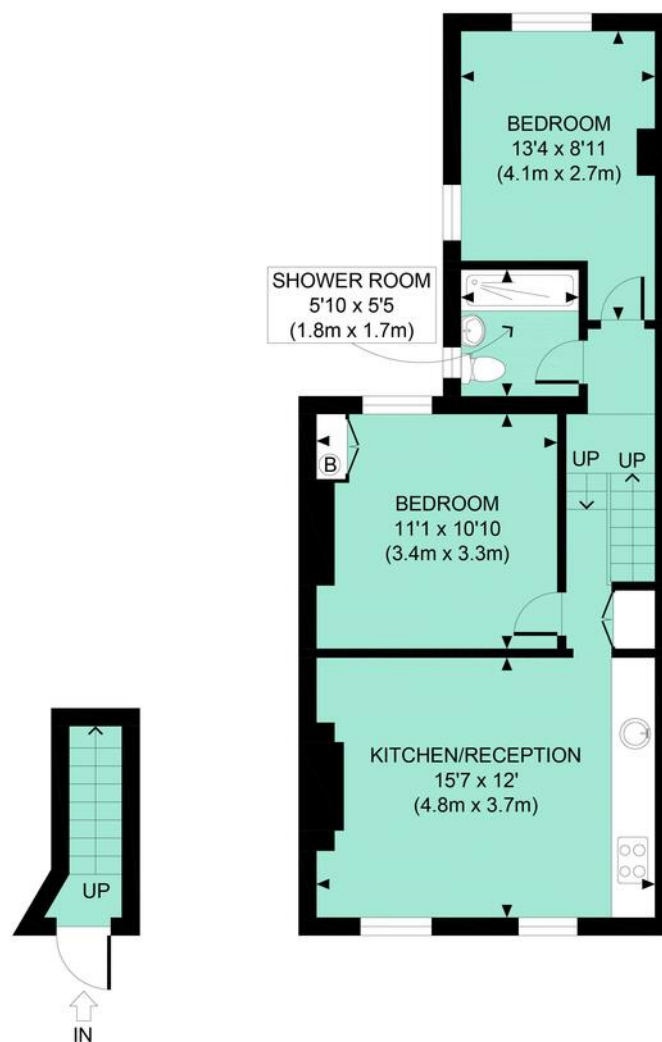
Type
Split level first floor flat

Gross internal floor area
543 sq ft / 50 sq m approx.

Nearest stations
Stamford Brook (District Line)
Shepherd's Bush Market (Hamm. &
City and Circle Lines)

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GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 23 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 520 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 543 SQ FT / 50 SQM

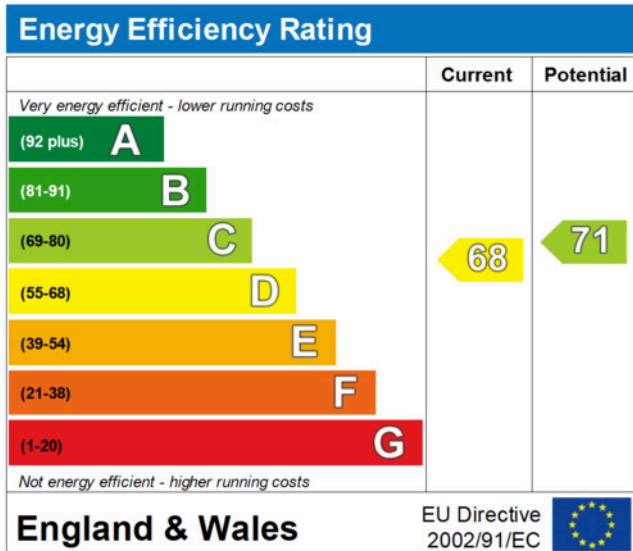
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Copyright **photo**plan

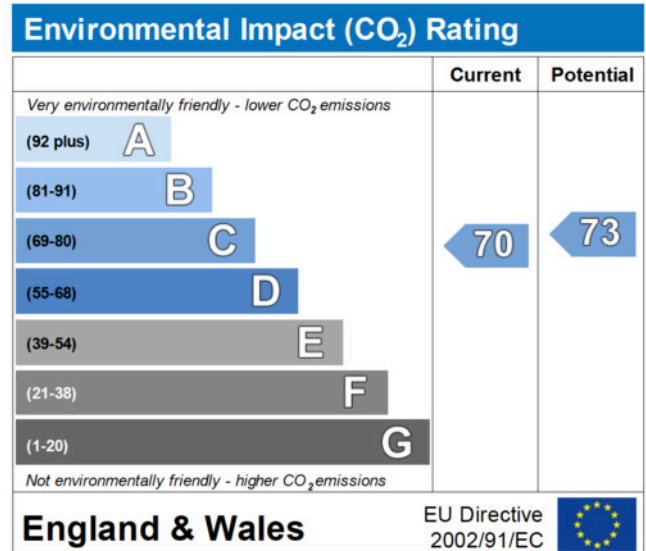
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
While we do not doubt the floor plan accuracy and completeness, you or your advisors should
conduct a careful, independent investigation of the property in respect of monetary valuation

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.