

# PHILIP WOOLLER

## SALE AGREED



ASHCHURCH TERRACE W12 • ASHCHURCH AREA  
GUIDE PRICE £2,000,000 FREEHOLD



- 4 double bedrooms
- 2 Bathrooms
- Cloakroom / WC
- Utility room
- Double reception room
- Extended kitchen / dining room
- South facing garden
- Cellar

Type  
A striking Victorian Villa

Gross internal floor area  
1938 sq ft / 180 sq m approx.

Nearest stations  
Stamford Brook and Ravenscourt Park  
( District Line ) Goldhawk Road ( Hamm.& City and Circle Lines)

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### Ashchurch Terrace, W12

Approximate Gross Internal Area 180 sq m / 1938 sq ft  
Including Eaves Storage of 3 sq m / 32 sq ft  
And Including Cellar

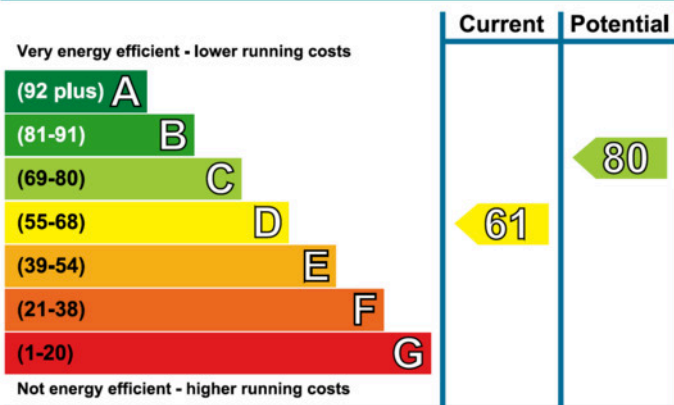


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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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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