

PHILIP WOOLLER

SALE AGREED



HARTSWOOD ROAD W12 • STAMFORD BROOK
GUIDE PRICE £2,250,000 FREEHOLD



- 6 bedrooms
- Bathroom
- Additional WC
- 2 reception rooms and Study
- Kitchen / dining room
- Extensive eaves storage
- Integral garage / workshop
- Large garden and off street parking

Type
Edwardian detached family house

Gross internal floor area
2638 sq ft / 245 sq m approx incl.
garage/workshop

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

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Hartswood Road, W12

Approximate Gross Internal Area 245 sq m / 2638 sq ft
 Including Garage/Workshop 30 sq m / 323 sq ft
 Excluding Loft 71 sq m / 764 sq ft

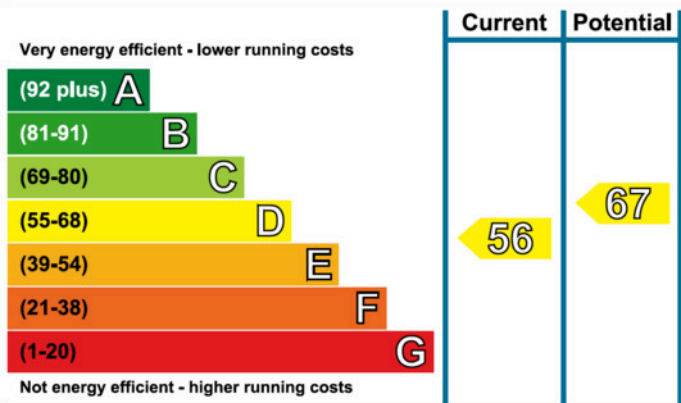


Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
 Illustration for identification purposes only, not to scale
 All measurements are maximum, and include wardrobes and window bays where applicable

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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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