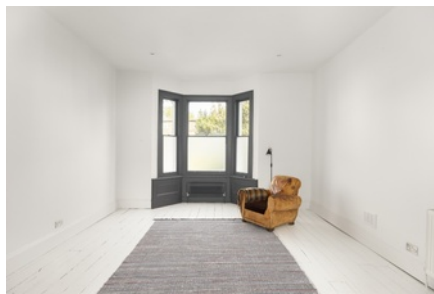


# PHILIP WOOLLER

## SOLD



CATHNOR ROAD W12 • SHEPHERD'S BUSH  
£800,000 LEASEHOLD



- 2 double bedrooms
- Bathroom
- Utility room / additional WC
- Reception room
- Kitchen / dining room open plan
- Generous west facing garden
- Covered storage to side
- Offered with NO CHAIN
- Lease ( 90 years remaining )

Type  
Lower maisonette with garden

Gross internal floor area  
1259 sq ft / 117 sq m approx.

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

# PHILIP WOOLLER

## SOLD

Cathnor Road, W12

Approximate Gross Internal Area 117 sq m / 1259 sq ft



LOWER GROUND FLOOR

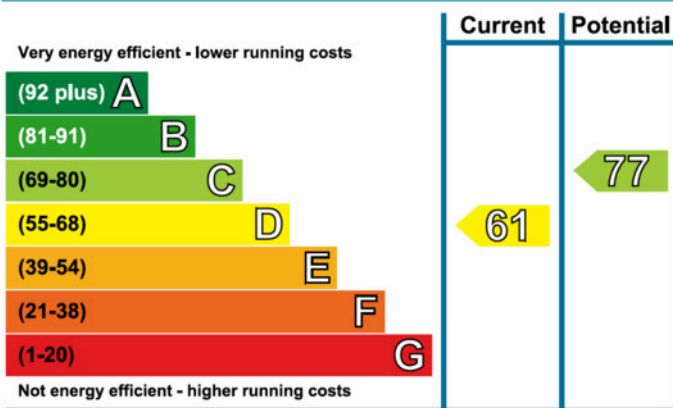
RAISED GROUND FLOOR

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

## PHILIP WOOLLER

SOLD

## 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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