

# PHILIP WOOLLER

## SOLD



WESTVILLE ROAD W12 • ASKEW ROAD AREA  
£595,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom
- Cloakroom / WC (former shower/wet room)
- Reception room
- Kitchen
- Wood floors and some exposed brickwork
- Terrace and private garden
- Eaves storage

Type  
Garden Maisonette

Gross internal floor area  
797 sq ft / 74 sq m approx.

Nearest stations  
Goldhawk Road and Shepherd's Bush Market (Hamm. & City and Circle Lines) Shepherd's Bush (Central Line)

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### Westville Road, W12

Approximate Gross Internal Area 74 sq m / 797 sq ft  
Including Eaves Storage of 6 sq m / 65 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher this number, the lower your carbon dioxide (CO<sub>2</sub>) emissions are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

## IMPORTANT NOTICE

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