

PHILIP WOOLLER

SALE AGREED



COBBOLD ROAD W12 • WENDELL PARK
£650,000 LEASEHOLD



- Offered with no onward chain
- Freehold or share of freehold available to acquire
- 3 bedrooms
- Bathroom and shower room en suite
- Reception room
- Kitchen / breakfast room
- Decked garden
- Lease term - 86 Yrs unexpired

Type
Period upper maisonette

Gross internal floor area
1195 sq ft / 111 sq m approx.

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

PHILIP WOOLLER

SALE AGREED

Cobbold Road, W12

Approximate Gross Internal Area 111 sq m / 1195 sq ft
Including Eaves Storage of 4 sq m / 43 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

PHILIP WOOLLER

SALE AGREED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	79 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 (CO₂) emissions are likely to be.

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

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.