

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)

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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

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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

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