

# PHILIP WOOLLER

## SALE AGREED



LONG ISLAND HOUSE, WARPLE WAY W3 • ASKEW ROAD AREA  
£750,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Underground secure parking
- Shower room
- Bathroom en suite
- Reception room
- Kitchen / dining open plan
- Wide gauge oak floors - under-floor heating
- Superb finish and lighting
- Lift

Type  
Converted Factory Building

Gross internal floor area  
1001 sq ft / 93 sq m approx.

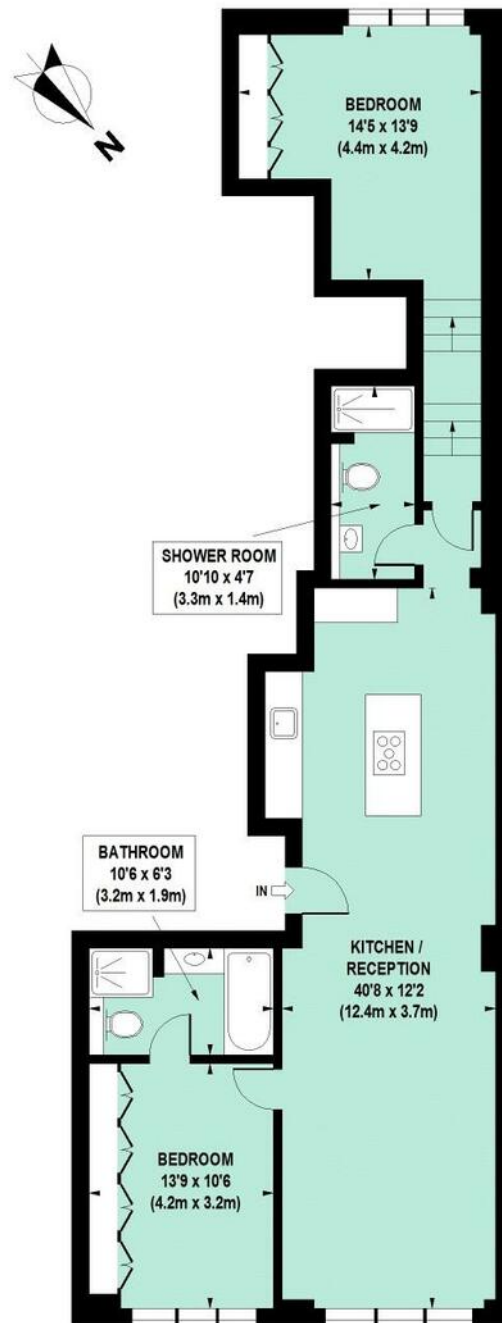
Nearest stations  
East Acton ( Central Line ) Acton  
Central (Overground) Turham Green  
Terrace ( District and Piccadilly Lines )

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### Long Island House, W3

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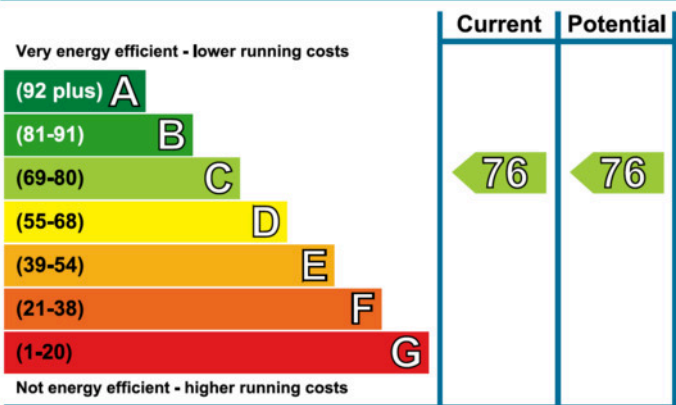
FIRST FLOOR

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

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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 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

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).
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