

PHILIP WOOLLER

SALE AGREED



HADYN PARK ROAD W12 • ASKEW ROAD AREA
£575,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom and shower room en suite
- Separate Kitchen
- Bay-fronted reception room
- Eaves storage
- Potential to add roof terrace or extend - subject to PP
- 900 Yr plus lease and Share of Freehold

Type
Upper maisonette

Gross internal floor area
861 sq ft / 80 sq m approx.

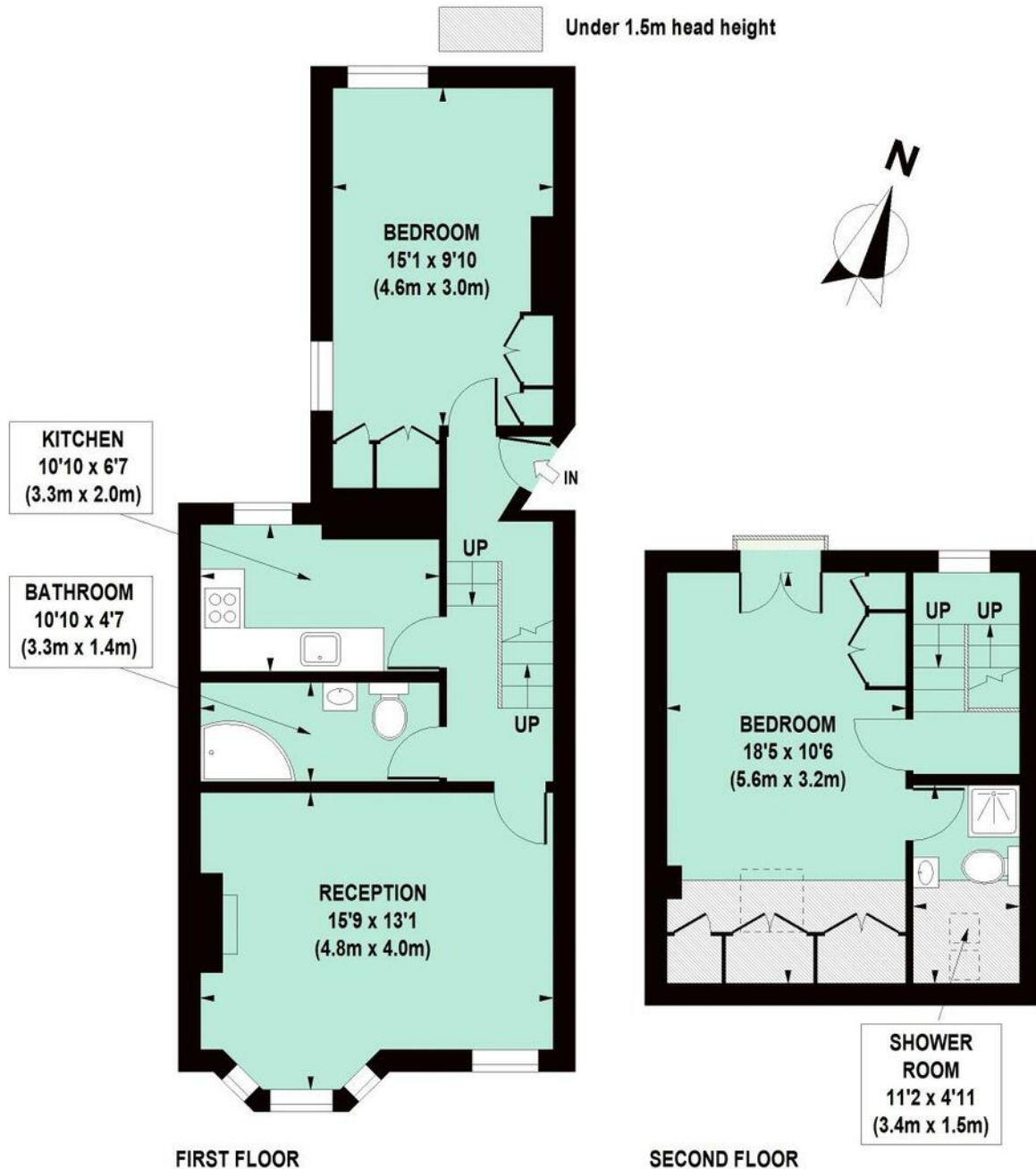
Nearest stations
Stamford Brook (District Line)
Shepherd's Bush Market (Hamm. & City and Circle Lines)

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Hadyn Park Road, W12

Approximate Gross Internal Area 80 sq m / 861 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	78 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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2. Photos etc: The photographs show

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