

# PHILIP WOOLLER

## SALE AGREED



STARFIELD ROAD W12 • ASKEW ROAD AREA  
£1,100,000 FREEHOLD



- 3 double bedrooms
- Bathroom and shower room
- 2 separate WC's
- 24'7" Double reception room
- Kitchen
- Dining room ( could adapt to provide bedroom 4 )
- North west facing walled patio garden
- Front garden

Type  
Terraced Victorian family house

Gross internal floor area  
1582 sq ft / 147 sq m approx.

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

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### Starfield Road, W12

Approximate Gross Internal Area 147 sq m / 1582 sq ft  
Including Eaves Storage of 8 sq m / 86 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		84   B
69-80	C	69   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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