

# PHILIP WOOLLER

## SALE AGREED



STARFIELD ROAD W12 • ASKEW ROAD AREA  
£1,050,000 FREEHOLD



- OPPORTUNITY to extend and improve
- 2 / 3 bedrooms
- Bathroom
- Cloakroom / WC
- 1 / 2 reception rooms
- Kitchen / dining open plan, with oak floor
- Well established patio garden (NW facing)
- Loft conversion potential subject to PP
- Secure motorcycle storage to front

Type  
Terraced family house

Gross internal floor area  
1184 sq ft / 110 sq m approx.

Nearest stations  
Stamford Brook and Ravenscourt Park  
(District Line)

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### Starfield Road, W12

Approximate Gross Internal Area 110 sq m / 1184 sq ft



LOWER GROUND FLOOR

RAISED GROUND FLOOR

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   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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