

PHILIP WOOLLER

FOR SALE



AYLMER ROAD W12 • WENDELL PARK
OFFERS IN THE REGION OF £445,000 LEASEHOLD



- DEVELOPMENT OPPORTUNITY
- Highly sought location
- Currently 818 sq ft (not including loft space)
- Loft can be acquired from freeholder
- 41 ' private garden
- Own ground floor entrance
- Lease term - 99 Years from 25/03/1970 (48 Yrs)
- Anticipated Lease extension premium - £106,000
- SECTION 42 NOTICE CAN BE ASSIGNED

Type
Edwardian maisonette for modernisation

Gross internal floor area
818 sq ft / 76 sq m approx.

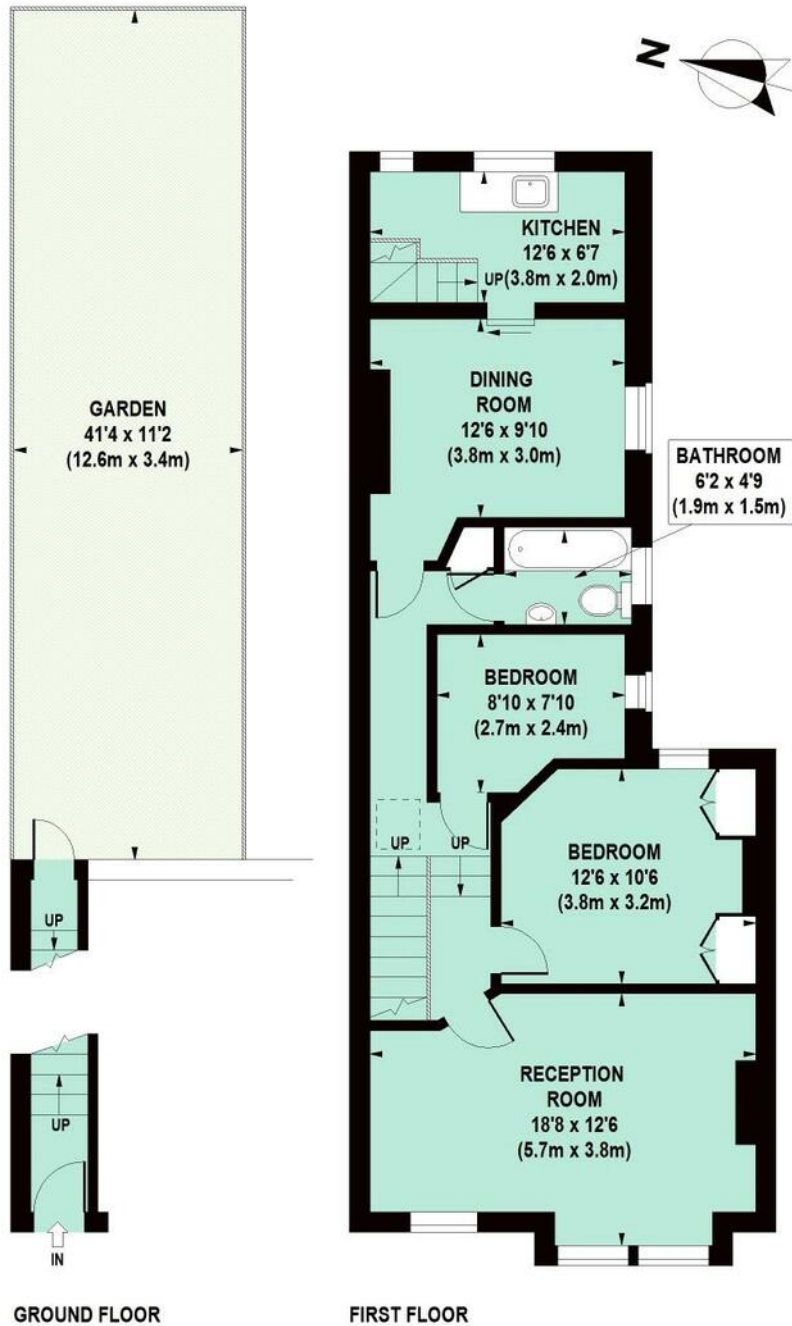
Nearest stations
Stamford Brook (District Line)
Turnham Green Terrace (District and Piccadilly lines)

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Aylmer Road, W12

Approximate Gross Internal Area 76 sq m / 818 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		77 c
55-68	D	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

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).

2. Photos etc: The photographs show

only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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