

PHILIP WOOLLER

FOR SALE



ELLINGHAM ROAD W12 • ASKEW ROAD AREA
£750,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom
- Reception room
- Kitchen / dining open plan
- Good ceiling height
- West facing paved patio garden
- Prime W12 position

Type
Ground floor garden flat

Gross internal floor area
807 sq ft / 75 sq m approx.

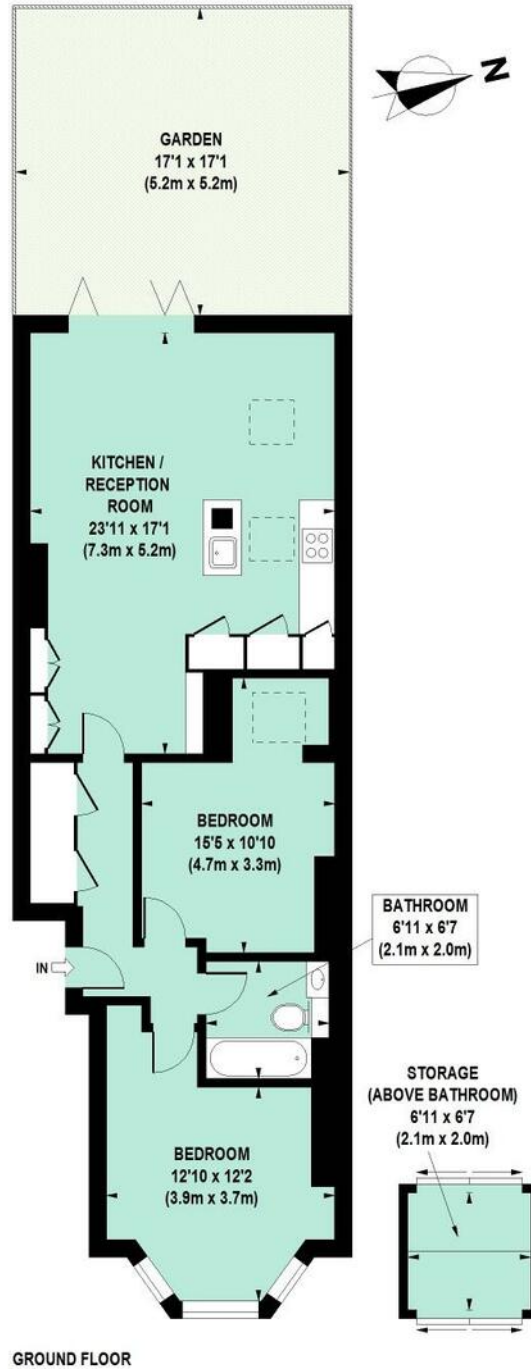
Nearest stations
Shepherd's Bush Market and
Goldhawk Road (Hamm. & City and
Circle Lines) Stamford Brook (District
Line)

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Ellingham Road, W12

Approximate Gross Internal Area 75 sq m / 807 sq ft
(Excluding Storage)



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	76 c	77 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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