

# PHILIP WOOLLER

## FOR SALE



WENDELL ROAD W12 • WENDELL PARK  
£1,500,000 FREEHOLD



- OVERLOOKING WENDELL PARK
- 4 bedrooms
- Bathroom and shower room
- Cloakroom / WC
- Reception room
- Extended kitchen / dining / family room
- 40' south facing garden
- Great family location close to schools

Type  
Edwardian family house

Gross internal floor area  
1679 sq ft / 156 sq m approx.

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

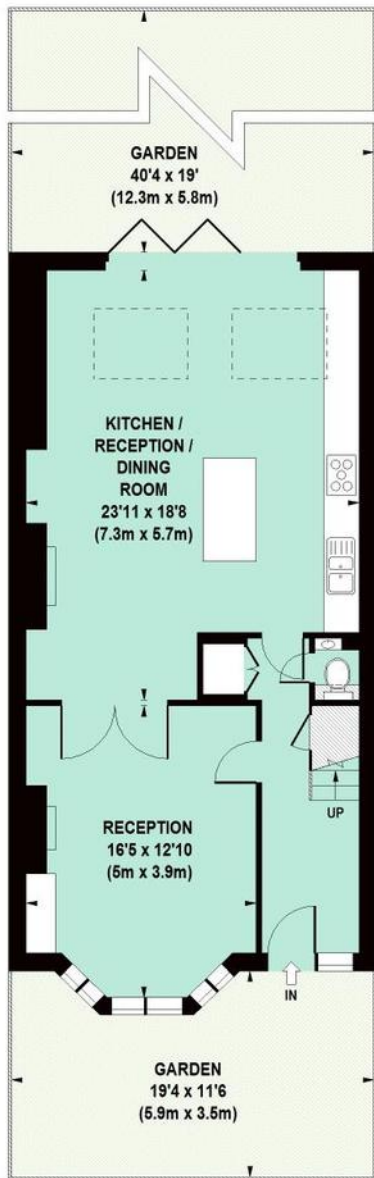
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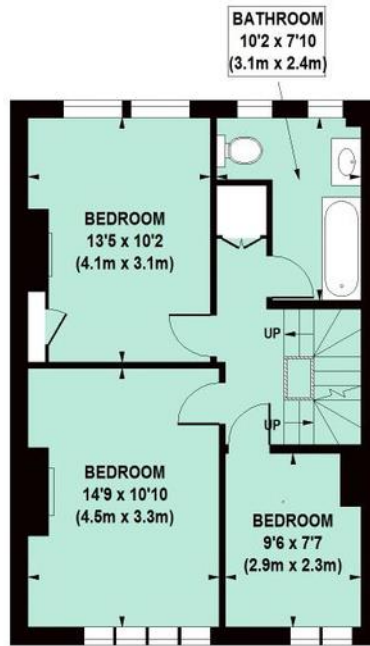
### Wendell Road, W12

Approximate Gross Internal Area 156 sq m / 1679 sq ft  
Including Eaves Storage of 14 sq m / 151 sq ft

 Under 1.5m head height



GROUND FLOOR



FIRST FLOOR



SECOND 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		84   B
69-80	C	71   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

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

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3. Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The position relating to the property may change without notice.