

PHILIP WOOLLER

SOLD



ASHCHURCH GROVE W12 • ASHCHURCH AREA
£2,200,000 FREEHOLD



- 4 double bedrooms
- Bathroom
- Shower room
- Cloakroom
- Utility
- Double reception room
- Kitchen / dining room
- West facing garden
- Garden studio / office

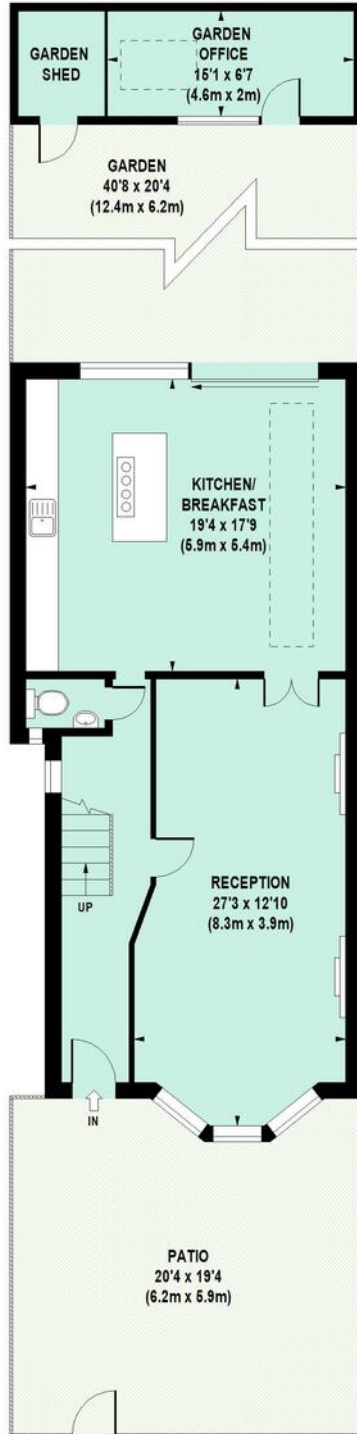
Type
Victorian villa

Gross internal floor area
1912 sq ft / 178 sq m approx. incl. studio

Nearest stations
Stamford Brook (District Line) and
Ravenscourt Park (District Line)
Goldhawk Road (Hamm.& City and
Circle Lines)

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GROUND FLOOR

Ashchurch Grove, W12

Approximate gross internal area : 178 sq m / 1912 sq ft
(Including Garden Office)

Approximate gross internal area : 165 sq m / 1776 sq ft
(Excluding Garden Office)



SECOND 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	70 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 the number the lower your fuel bills 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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