

# PHILIP WOOLLER

## SALE AGREED



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

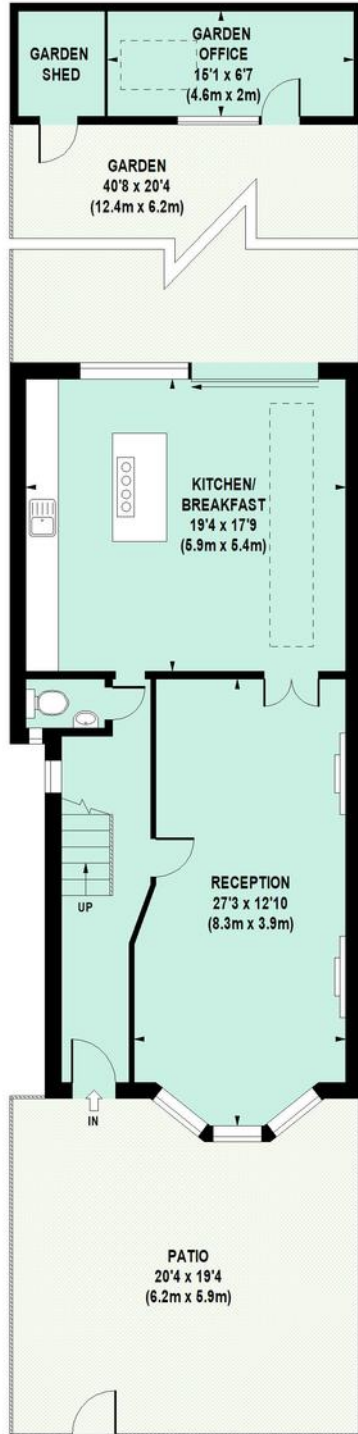
Type  
Victorian villa

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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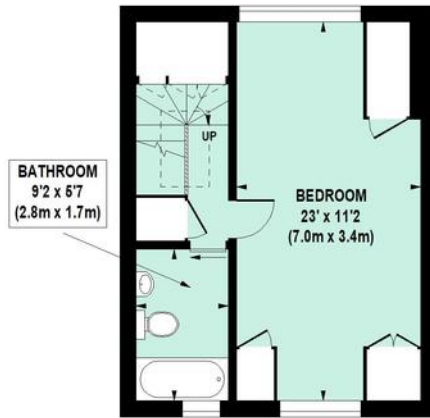
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GROUND FLOOR

### 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

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.

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.