PHILIP WOOLLER

SALE AGREED



LEFROY ROAD W12 • WENDELL PARK £975,000 FREEHOLD







- 3 bedrooms
- Bathroom and shower room en suite
- Open reception / kitchen / dining space
- · Good sized west facing garden
- Potential to build garden office / studio
- Eaves and built in storage
- Double glazed windows
- In Catchment for Good Shepherd RC Primary School

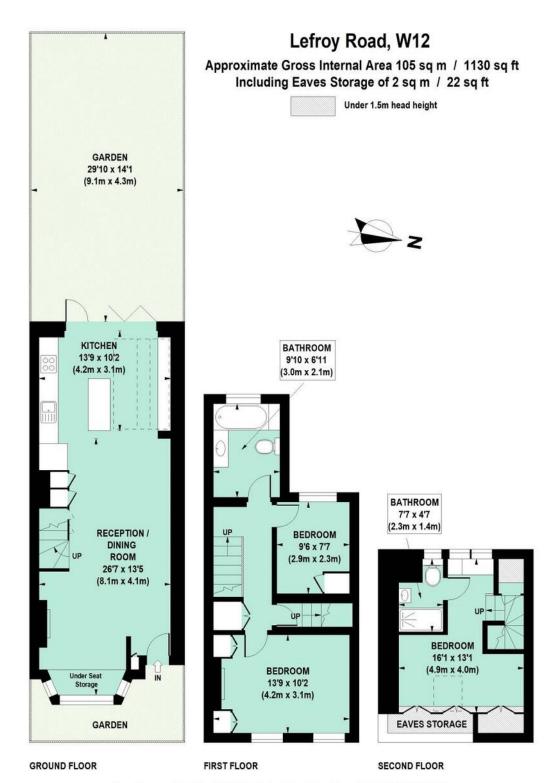
Type Terraced family house

Gross internal floor area 1130 sq ft / 105 sq m approx.

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

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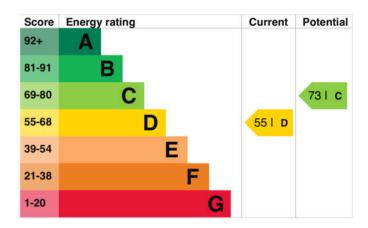
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Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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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

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