

# PHILIP WOOLLER

## SOLD



DAVIS ROAD W3 • ASKEW ROAD AREA  
£450,000 SHARE OF FREEHOLD



- 2 bedrooms
- Shower room
- Reception room
- Refitted galley kitchen
- Decked garden with separate access
- Wood floors throughout
- Internal and garden storage

Type  
Ground floor garden flat

Gross internal floor area  
581 sq ft / 52 sq m approx.

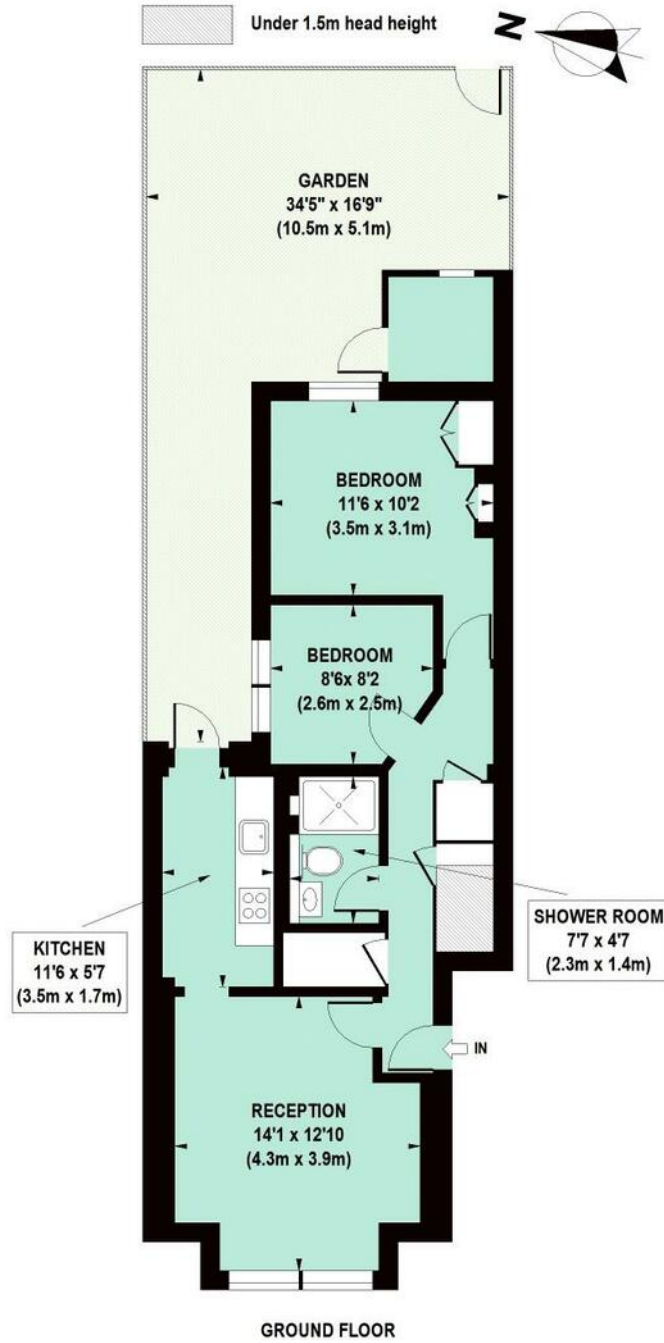
Nearest stations  
Shepherd's Bush Market (Hamm. & City and Circle Lines) East Acton (Central Line) Acton Central (Overground) Stamford Brook (District Line)

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### Davis Road, W3

Approximate Gross Internal Area 54 sq m / 581 sq ft  
Out Building Area of 3 sq m / 32 sq ft

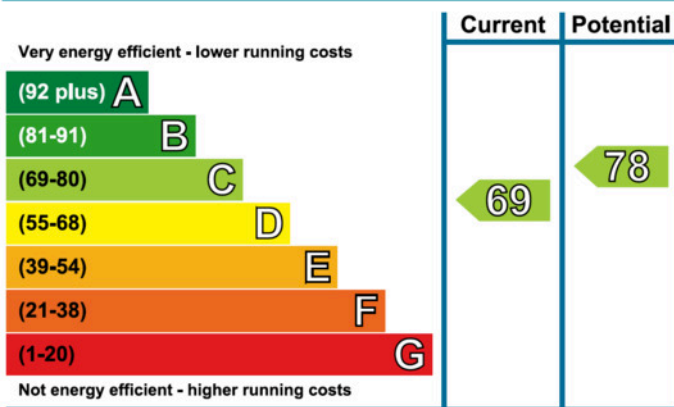


Floor Plan produced for Philip Wooller by Mays Floorplans ©. Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

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## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## IMPORTANT NOTICE

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