

PHILIP WOOLLER

FOR SALE



ST STEPHENS AVENUE W12 • SHEPHERD'S BUSH
£750,000 SHARE OF FREEHOLD



- 2 or 3 double bedrooms
- 2 bathrooms
- Dressing room
- 1 or 2 reception rooms
- Kitchen
- Storage
- Share of freehold (999 Yr lease from 2008)
- 5 minutes from Goldhawk Rd tube.

Type
Upper maisonette

Gross internal floor area
1109 sq ft / 103 sq m approx

Nearest stations
Goldhawk Road (Hamm. & City and Circle Lines) Shepherds Bush (Central Line and Overground station) Ravenscourt Park (District Line)

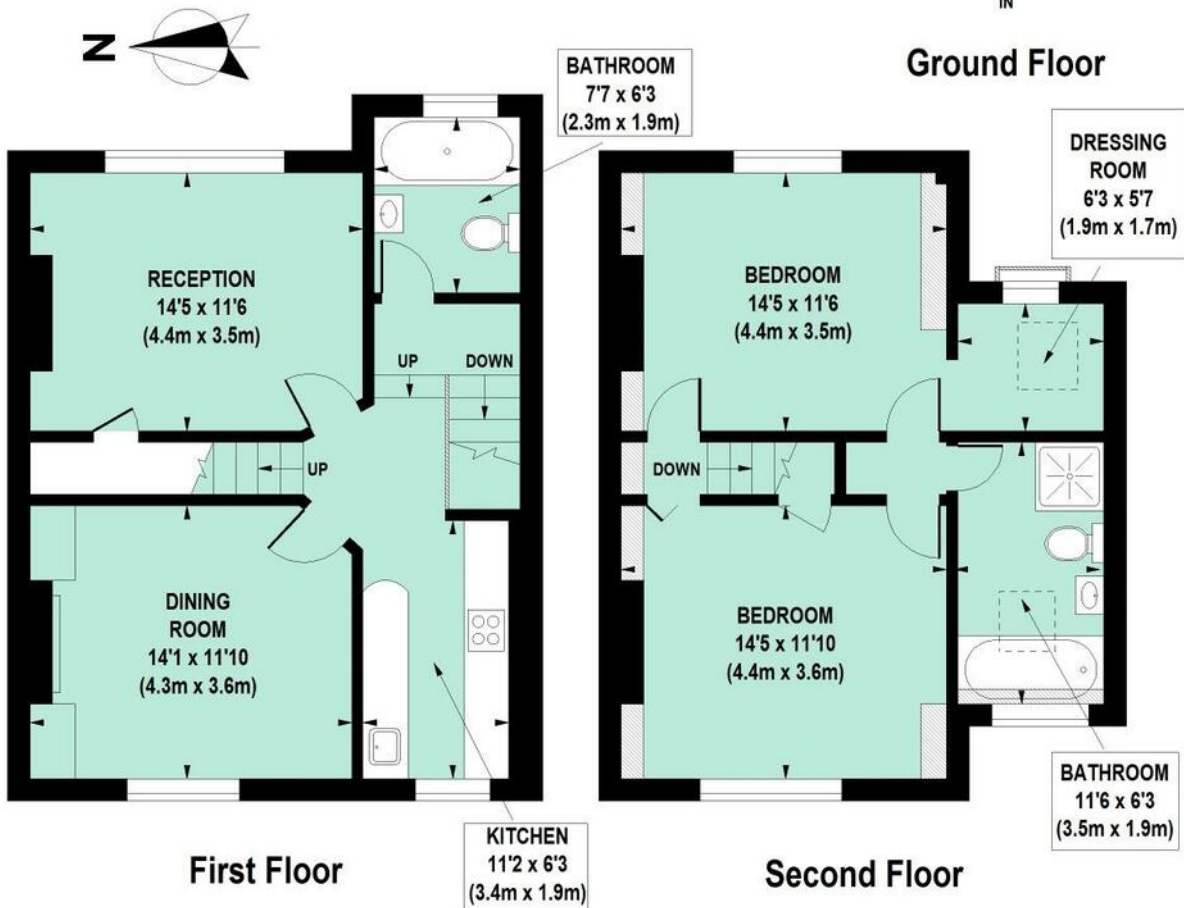
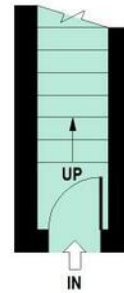
PHILIP WOOLLER

FOR SALE

St. Stephens Avenue, W12

Approximate Gross Internal Area 103 sq m / 1109 sq ft

 Under 1.5m head height



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

PHILIP WOOLLER

FOR SALE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	57 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.