

# PHILIP WOOLLER

## FOR SALE



GOODWIN ROAD W12 • SHEPHERD'S BUSH  
£895,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom and shower room
- Coat / boot room
- Reception room
- Kitchen / dining room
- Generous walled garden
- Access to Old Forge Mews from garden
- Storage

Type  
Garden maisonette

Gross internal floor area  
1141 sq ft / 106 sq m approx.

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

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Goodwin Road, W12

Approximate Gross Internal Area 106 sq m / 1141 sq ft



Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594

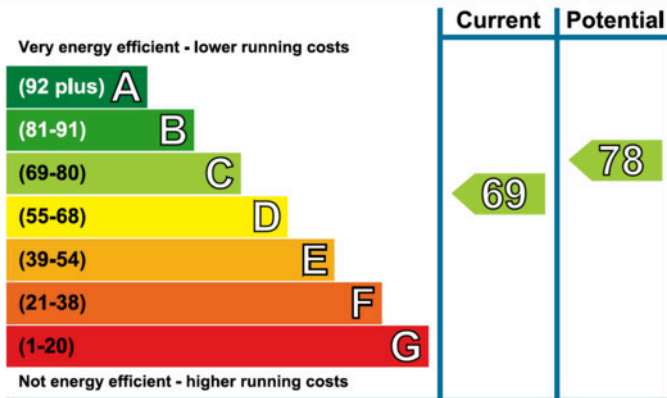
Illustration for identification purposes only, not to scale

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.

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