

PHILIP WOOLLER

SALE AGREED



SEDFORD ROAD W12 • SHEPHERD'S BUSH
£1,450,000 FREEHOLD



- 5 double bedrooms
- 2 bathrooms
- Cloakroom / utility room
- Double reception room
- Large kitchen / dining / family room
- Good sized garden with deck
- Garden studio / games room (194 sq ft)
- Ample storage

Type
Edwardian family house

Gross internal floor area
2368 sq ft / 220 sq m approx.incl.studio

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

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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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 69 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).

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