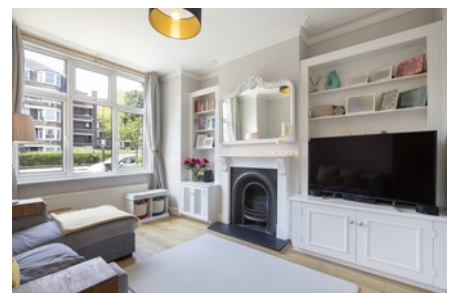
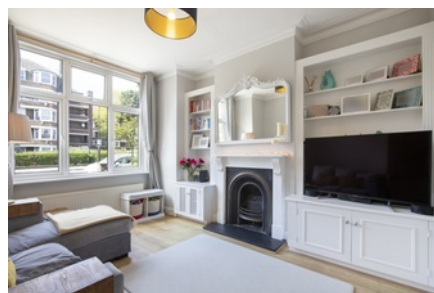
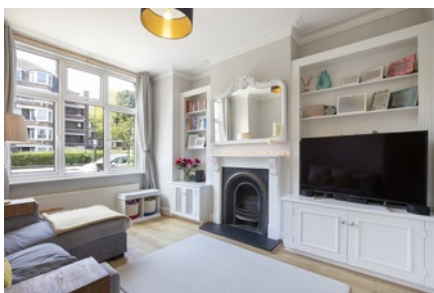


# PHILIP WOOLLER

## SOLD



EMLYN ROAD W12 • WENDELL PARK  
£575,000 LEASEHOLD



- 2 bedrooms
- Refitted bathroom with under floor heating
- Reception room with fireplace
- Kitchen / dining room
- Long garden plus side return
- Built-in wardrobes and under stairs storage
- OFF STREET PARKING
- Long lease - 114 Yrs from May 2021

Type  
Ground floor garden maisonette

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Gross internal floor area  
732 sq ft / 68 sq m approx.

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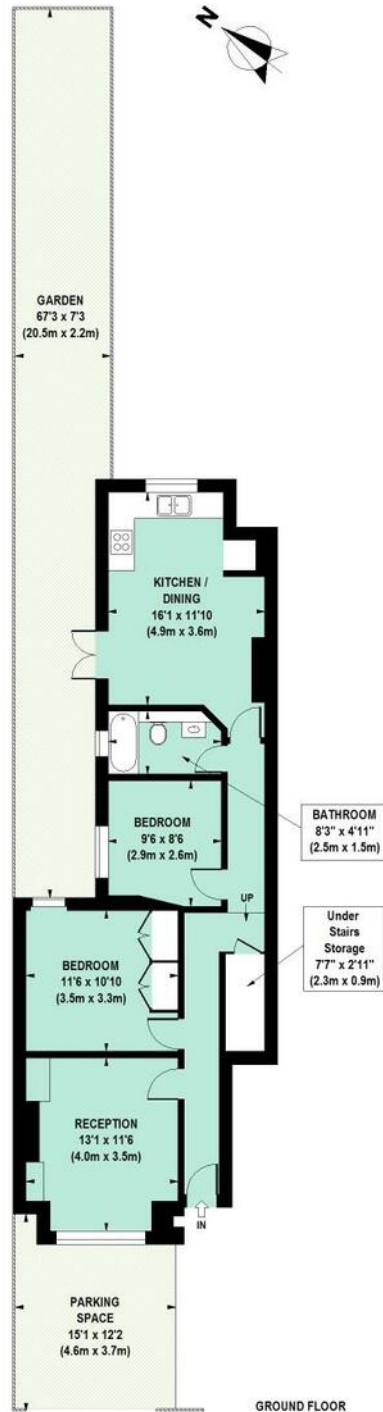
Nearest stations  
Stamford Brook ( District Line)  
Turnham Green Terrace ( District and Piccadilly lines)

# PHILIP WOOLLER

## SOLD

### Emlyn Road, W12

Approximate Gross Internal Area 68 sq m / 732 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

## PHILIP WOOLLER

SOLD

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	77   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).

## IMPORTANT NOTICE

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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.