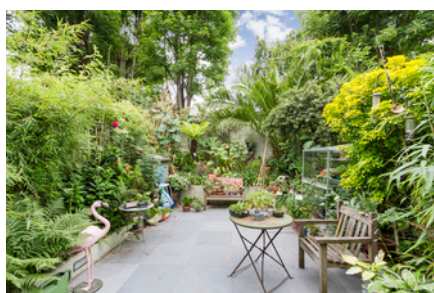
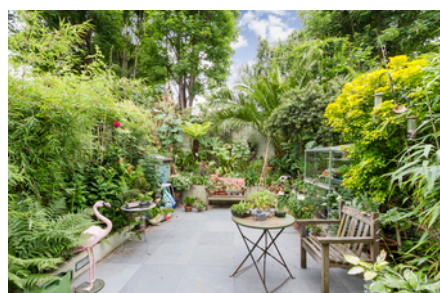


# PHILIP WOOLLER

## FOR SALE



GREENSIDE ROAD W12 • ASKEW ROAD AREA  
£1,450,000 FREEHOLD



- 3/4 bedrooms
- Bathroom
- 2 shower rooms (1 en suite)
- Double reception room
- Kitchen / dining room
- West facing garden with leafy aspect
- Entrances on 2 levels
- Self contained top floor studio with kitchenette

Type  
Victorian terraced family house

Gross internal floor area  
1808 sq ft / 168 sq m approx.

Nearest stations  
Stamford Brook ( District Line ) and  
Ravenscourt Park ( District Line )  
Goldhawk Road ( Hamm.& City and  
Circle Lines)


# PHILIP WOOLLER

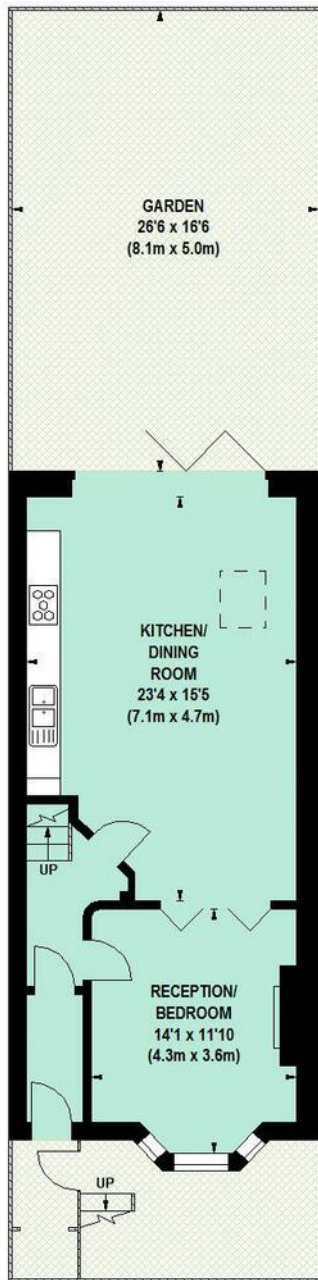
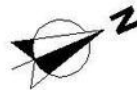
## FOR SALE

### Greenside Road, W12

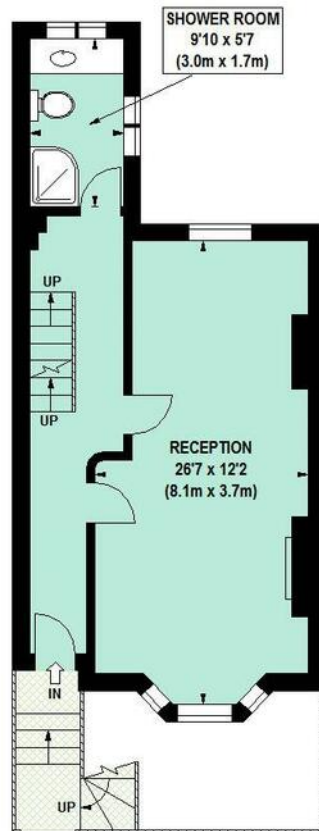
Approximate gross internal area

168 sq m / 1808 sq ft

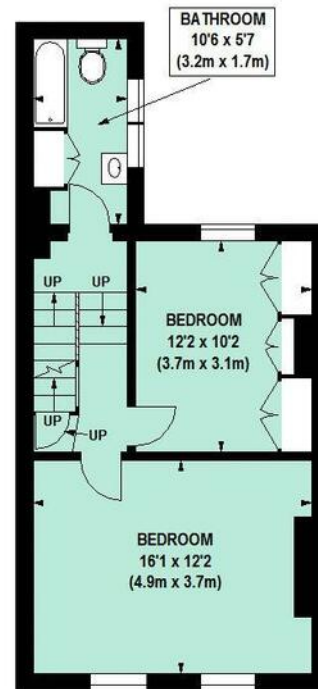
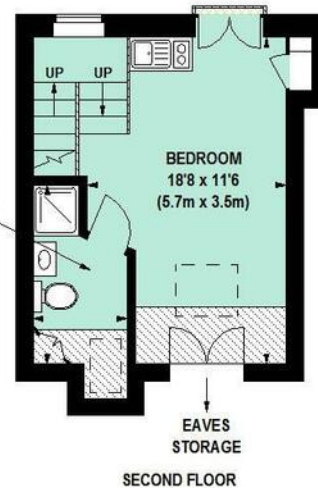
 Under 1.5m head height



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

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		77   C
55-68	D	45   E	
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.