

PHILIP WOOLLER

SOLD



DALLING ROAD W6 • BRACKENBURY VILLAGE
£1,395,000 FREEHOLD



- 4/5 bedrooms
- Bathroom and shower room
- Reception room / kitchen area open plan
- Family / TV room
- 21' garden
- Outbuilding / storage
- Further loft storage
- Prime location near park

Type
Terraced family house

Gross internal floor area
1559 sq ft / 144.8 sq m approx. Incl. loft storage and outbuilding

Nearest stations
Ravenscourt Park (District Line)
Hammersmith Broadway
(District, Piccadilly and Hamm. & City Lines)
Goldhawk Road (Hamm & City and Circle Lines)

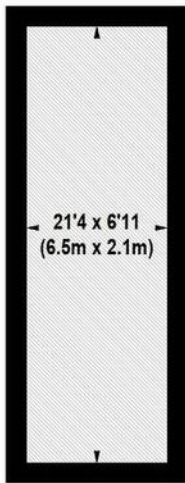
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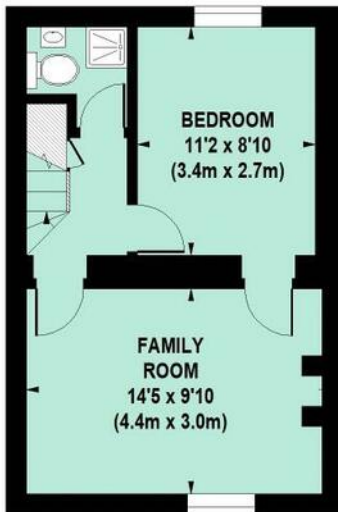
Dalling Road, W6

Approximate Gross Internal Area 144.8 sq m / 1559 sq ft
 Including Outbuilding of 2.8 sq m / 30 sq ft
 Including Loft 14 sq m / 151 sq ft

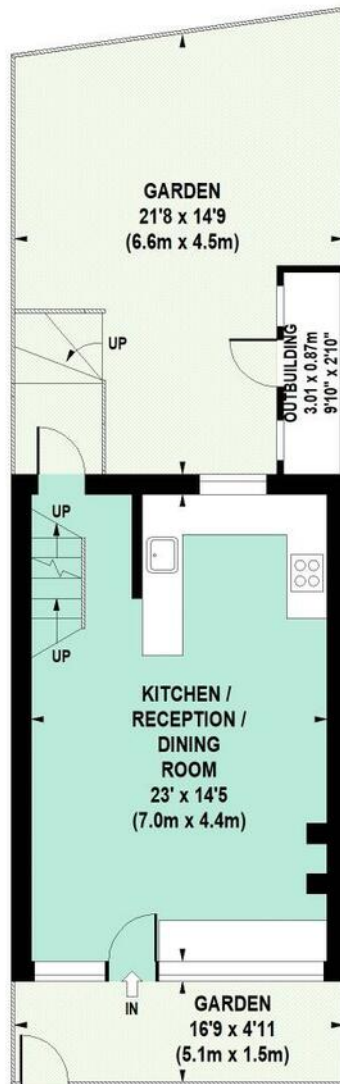
 Under 1.5m head height



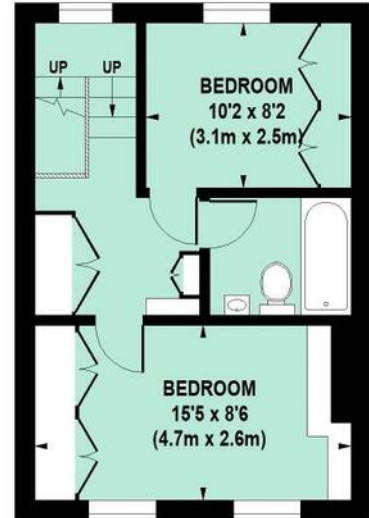
LOFT



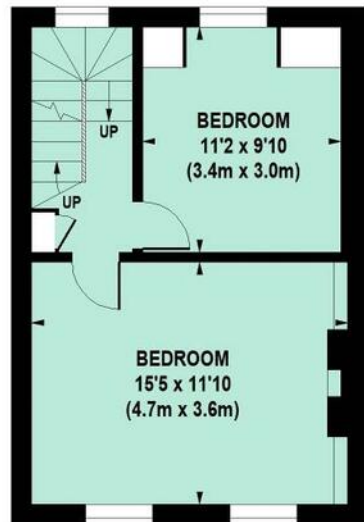
LOWER GROUND FLOOR



GROUND FLOOR



SECOND 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	43 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.

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