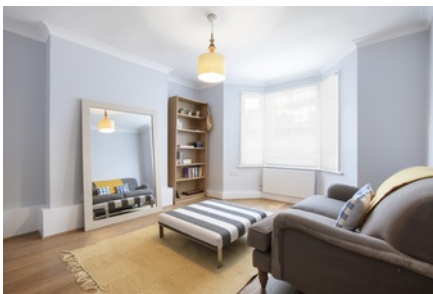


# PHILIP WOOLLER

## SALE AGREED



MELINA ROAD W12 • SHEPHERD'S BUSH  
£425,000 LEASEHOLD



- Double bedroom
- Refitted bathroom
- Reception room with bay window
- Kitchen
- New tiling and work tops
- Underfloor heating to kitchen and bathroom
- Own entrance
- Long lease - 94.5 Yrs remaining.

Type  
Garden flat

Gross internal floor area  
538 sq ft / 50 sq m approx.

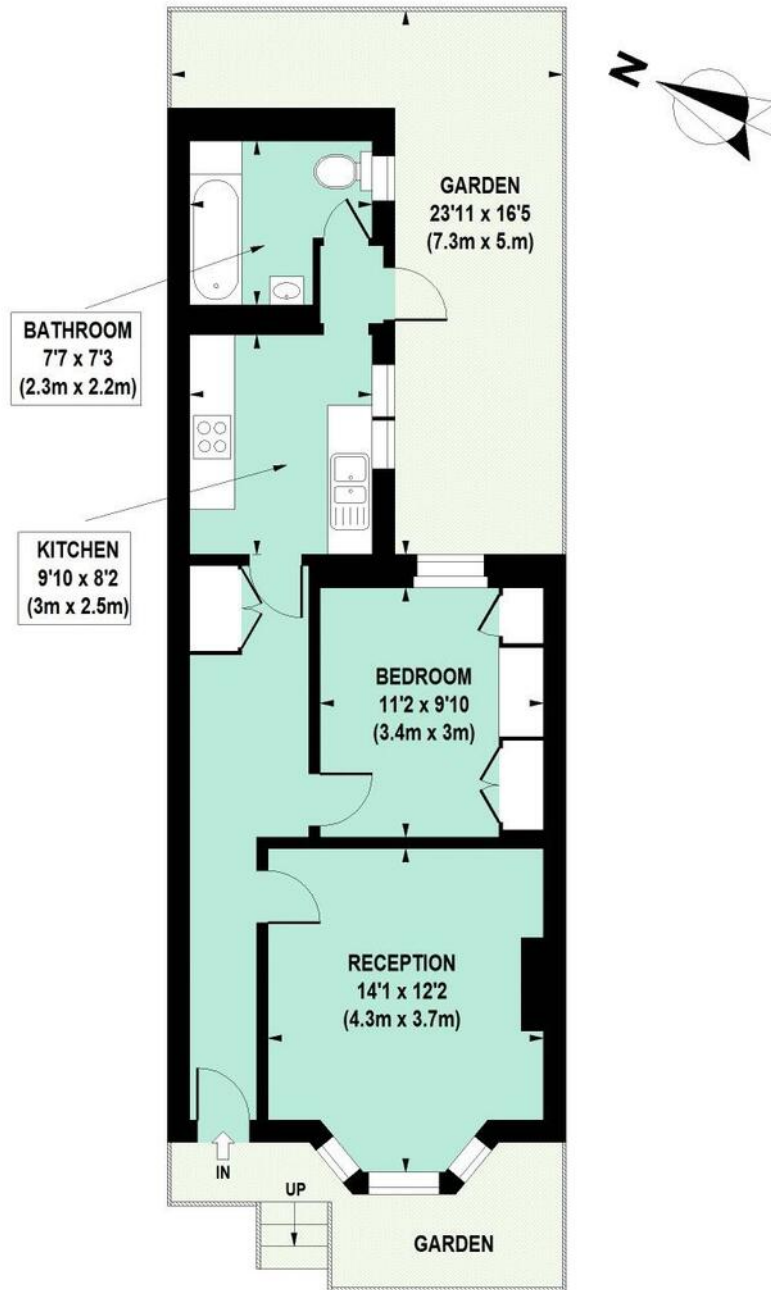
Nearest stations  
Goldhawk Road ( Hamm & City Line)  
Stamford Brook (District Line)

# PHILIP WOOLLER

## SALE AGREED

### Melina Road, W12

Approximate Gross Internal Area 50 sq m / 538 sq ft



#### LOWER GROUND 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

## SALE AGREED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	76   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.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 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

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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.