

# PHILIP WOOLLER

## SOLD



ASHCHURCH GROVE W12 • ASHCHURCH AREA  
£1,750,000 FREEHOLD



- 5 bedrooms
- Bathroom and shower room
- Separate WC
- Double reception room
- Kitchen / dining room
- Front and rear gardens with mature planting
- Cellar / laundry space with good head height
- Scope to extend subject to PP
- Minutes from Ravenscourt Park

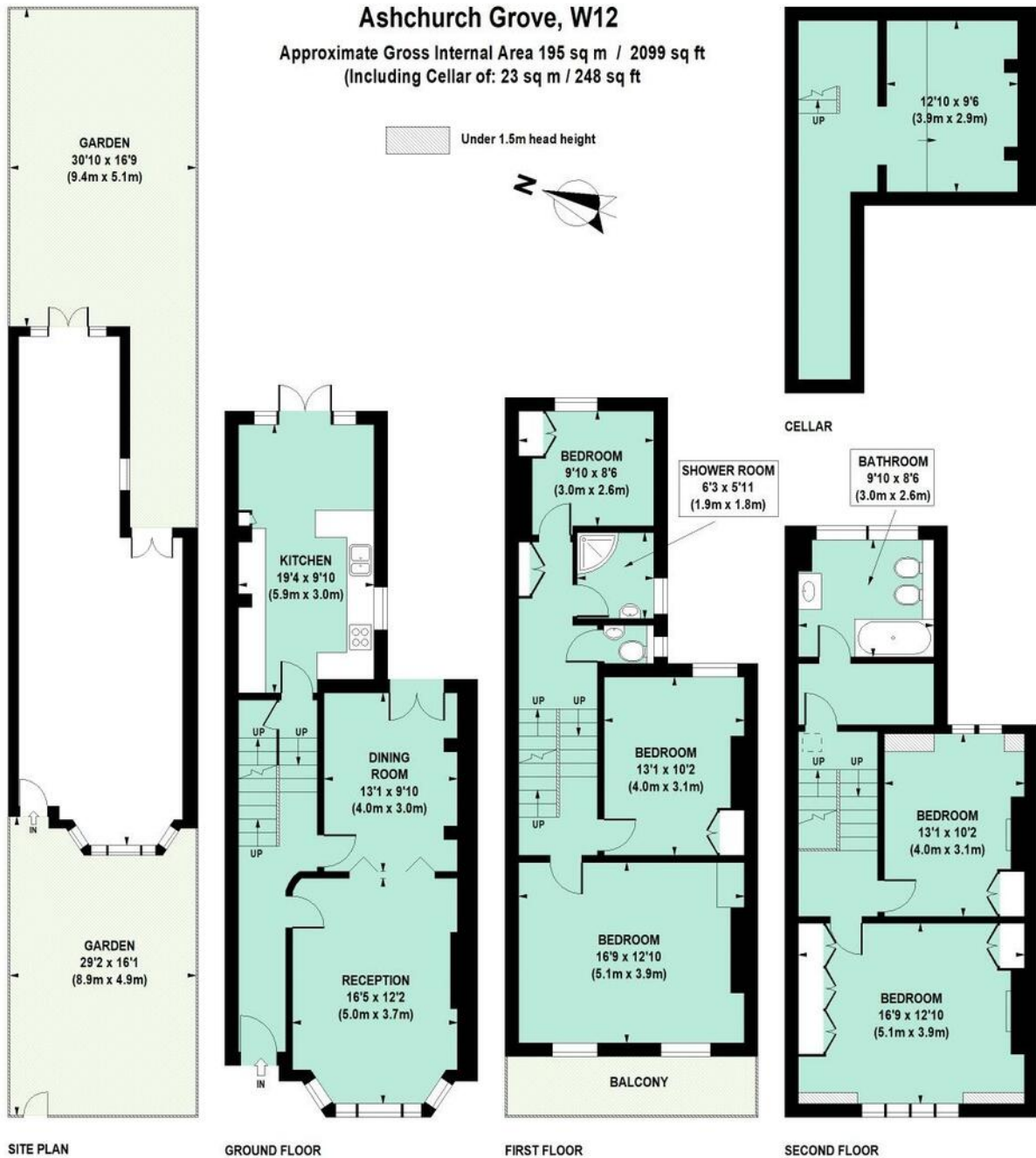
Type  
Victorian family house

Gross internal floor area  
2099 sq ft / 195 sq m approx.

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

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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		
69-80	C		73   C
55-68	D	66   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

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