

PHILIP WOOLLER

FOR SALE



BASSEIN PARK ROAD W12 • WENDELL PARK
£1,485,000 FREEHOLD



- 3 double bedrooms
- Bathroom and shower room en suite
- 2 reception rooms
- Kitchen with island
- Cellar / utility room
- Loft office / Bedroom 4 potential subject to PP
- Decked garden
- Quiet position

Type
End of terrace Victorian house

Gross internal floor area
1873 sq ft / 174 sq m approx.


Nearest stations
Stamford Brook (District Line
) Turnham Green Terrace (District &
Piccadilly Lines)

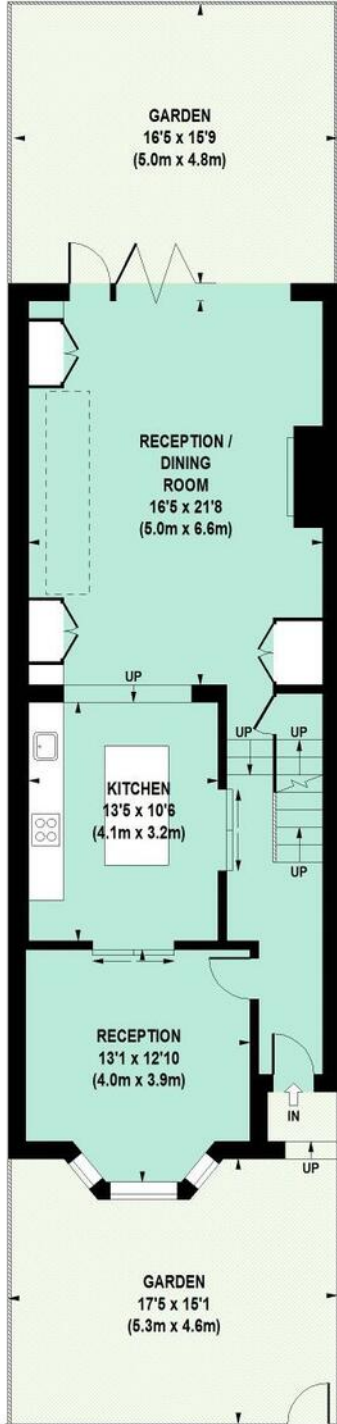
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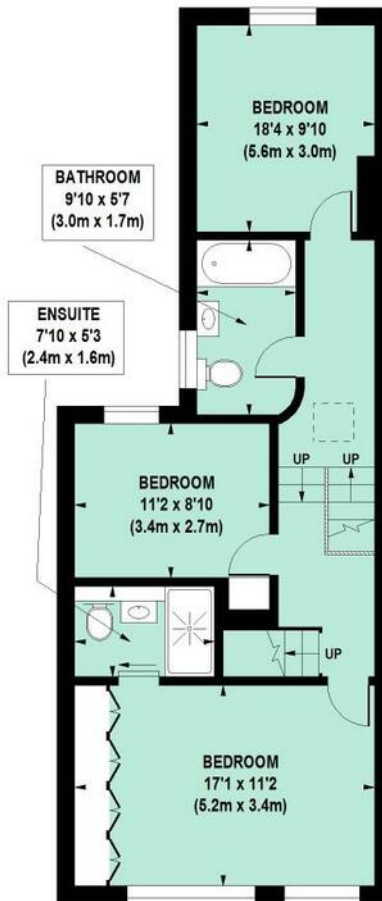
Bassein Park Road, W12

Approximate Gross Internal Area 174 sq m / 1873 sq ft

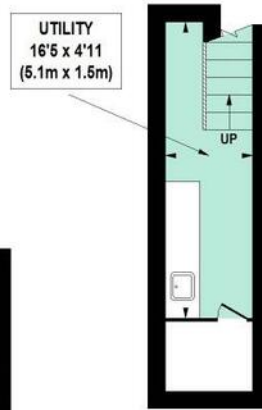
 Under 1.5m head height



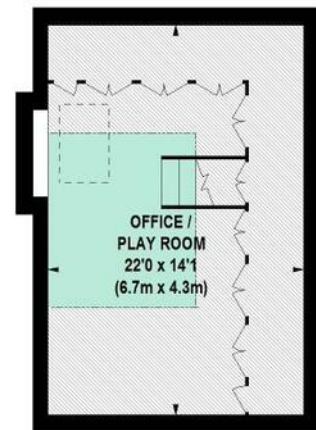
GROUND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



SECOND 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		81 B
69-80	C		
55-68	D	57 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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2. Photos etc: The photographs show

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