

# PHILIP WOOLLER

## SOLD



GREENSIDE ROAD W12 • ASKEW ROAD AREA  
£1,295,000 FREEHOLD



- 4 bedrooms
- Bathroom
- 2 separate WC's
- Reception room
- Kitchen / dining room and utility
- Full basement (441 sq ft) and loft (420 sq ft)
- Potential to develop STPP
- Rear garden and off street parking

Type  
Victorian family house to modernise

Gross internal floor area  
1754 sq ft / 163 sq m approx. incl.  
basement (excl. loft 420 sq ft)

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

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### Greenside Road, W12

Approximate Gross Internal Area 122 sq m / 1313 sq ft  
 Excluding Basement 41 sq.m / 441 sq.ft  
 and Loft 39 sq.m / 420 sq.ft  
 Approximate Total Area 202 sq m / 2174 sq ft



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		88   B
69-80	C		
55-68	D	61   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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