PHILIP WOOLLER

SALE AGREED



HARTSWOOD ROAD W12 • WENDELL PARK £625,000 SHARE OF FREEHOLD







- 2 bedrooms
- Bathroom
- · Reception room
- Dining room
- Kitchen
- West facing rear garden with side access
- · Aspect across Wendell park
- 996 Yr lease with freehold share

Type Edwardian first floor garden maisonette

Gross internal floor area 797 sq ft / 74 sq m approx.

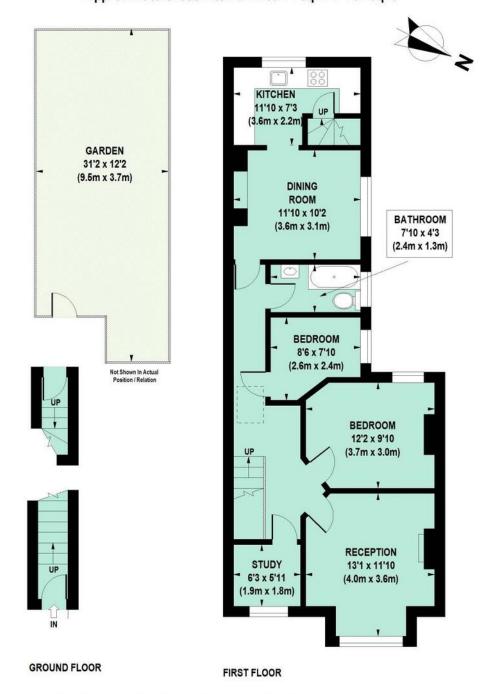
Nearest stations Stamford Brook (District Line)

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Hartswood Road, W12

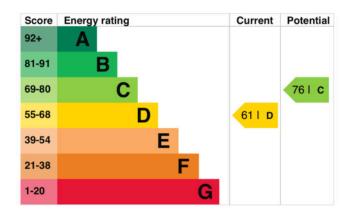
Approximate Gross Internal Area 74 sq m / 797 sq ft



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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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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4. VAT: The position relating to the property may change without notice.