

# 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

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Type  
Edwardian first floor garden maisonette

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

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