

# PHILIP WOOLLER

## SALE AGREED



ST ELMO ROAD W12 • ASKEW ROAD AREA  
£1,300,000 FREEHOLD



- 3 double bedrooms
- Bathroom
- Downstairs cloakroom
- Double reception room with fireplaces
- Kitchen / dining room
- Under floor heating in kitchen
- Secluded rear garden
- Boiler house and storage
- Refurbished sash windows

Type  
Semi detached family house

Gross internal floor area  
1410 sq ft / 131 sq m approx.

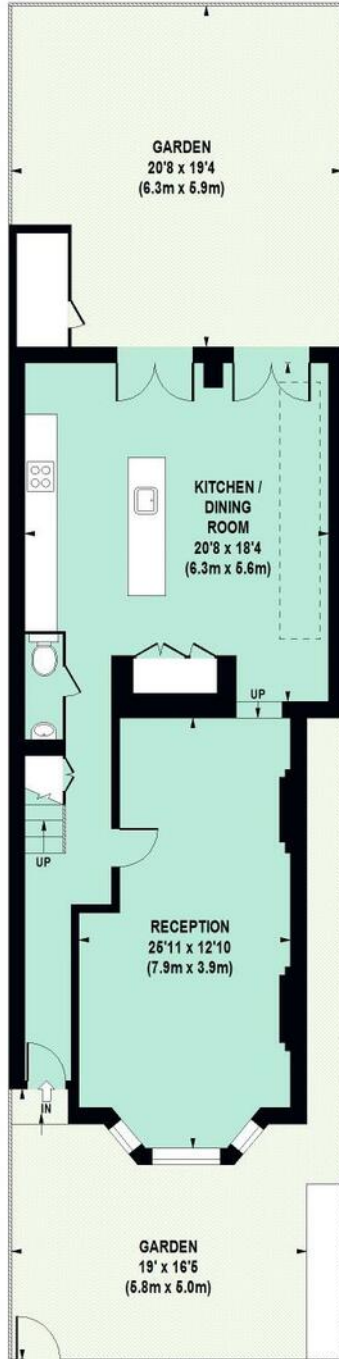
Nearest stations  
Stamford Brook ( District Line )  
Shepherd's Bush Market ( Hamm. & City and Circle Lines )

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St. Elmo Road, W12

Approximate Gross Internal Area 131 sq m / 1410 sq ft



GROUND FLOOR



FIRST 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		
69-80	C		72   C
55-68	D		
39-54	E	51   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

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).

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