

PHILIP WOOLLER

FOR SALE



LEFROY ROAD W12 • WENDELL PARK
£949,950 FREEHOLD



- 4 bedrooms
- Bathroom
- Shower room en suite
- Cloakroom
- Reception / TV room
- Kitchen / dining room
- West facing garden
- Excellent finish throughout
- Minutes from Wendell Park

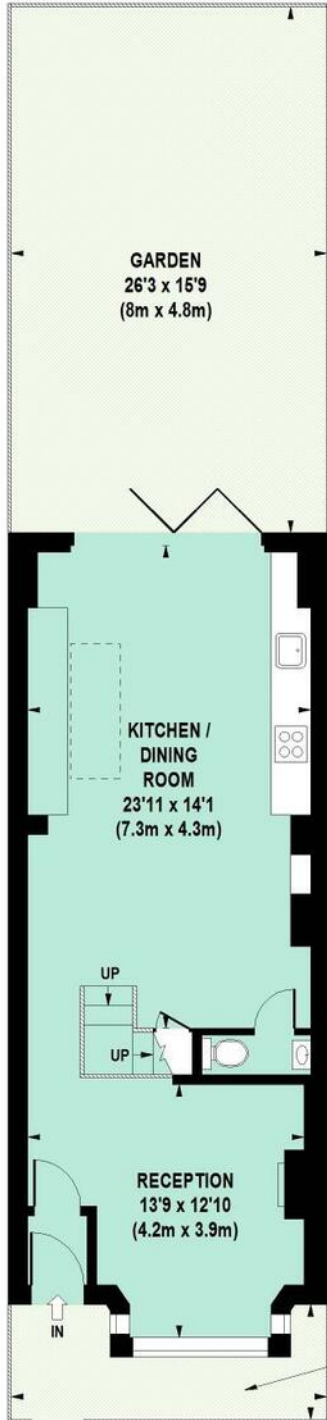
Type
Terraced family house

Gross internal floor area
1216 sq ft / 113 sq m approx.

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


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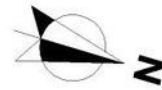
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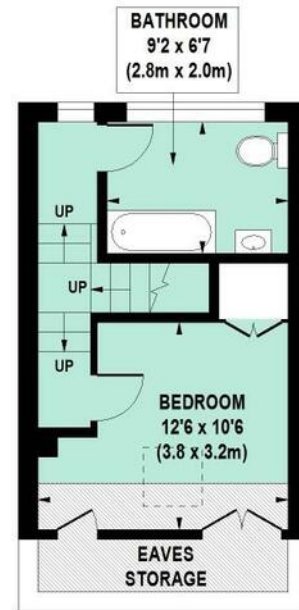
GROUND FLOOR

Lefroy Road, W12
Approximate Gross Internal Area 113 sq m / 1216 sq ft
Including Eaves Storage of 3 sq m / 32 sq ft

 Under 1.5m head height



FIRST 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		
69-80	C		80 C
55-68	D	65 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

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

only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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