

PHILIP WOOLLER

SALE AGREED



BASSEIN PARK ROAD W12 • WENDELL PARK
£1,795,000 FREEHOLD



- 4 double bedrooms
- Bathroom and shower room
- 2 reception rooms
- Kitchen / dining room
- South facing garden
- Open aspect
- Side storage / access
- Lovely original proportions

Type
Semi detached family house

Gross internal floor area
1815 sq ft / 168.6 sq m approx.

Nearest stations
Stamford Brook (District Line) and
Ravenscourt Park (District Line)
Goldhawk Road (Hamm.& City and
Circle Lines)

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Bassein Park Road, W12

Approximate Gross Internal Area 168.6 sq m / 1815 sq ft
Including Storage of 4.6 sq m / 50 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		79 C
55-68	D		
39-54	E		
21-38	F	36 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

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