# 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

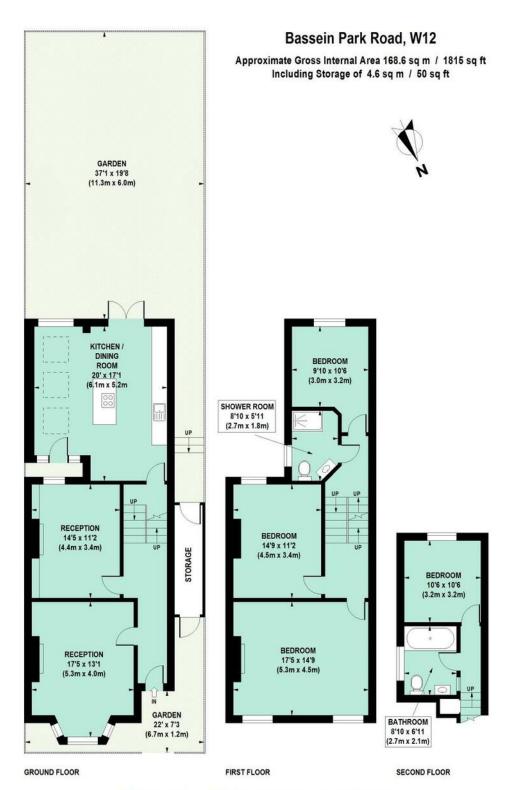
Type Semi detached family house

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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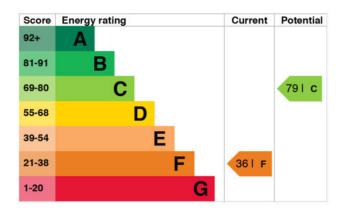
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Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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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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