

PHILIP WOOLLER

SALE AGREED



COBBOLD ROAD W12 • WENDELL PARK
£1,300,000 FREEHOLD



- 3 double bedrooms
- Study / bed 4
- Bathroom and shower room en suite
- Cloakroom / WC
- Reception room
- Kitchen / dining / family room
- Utility room
- Garden with shed
- Built - in storage, shelves and wardrobes

Type
Family house

Gross internal floor area
1625 sq ft / 151 sq m approx.

Nearest stations
Stamford Brook (District Line)
Turnham Green Terrace (District and Piccadilly lines)

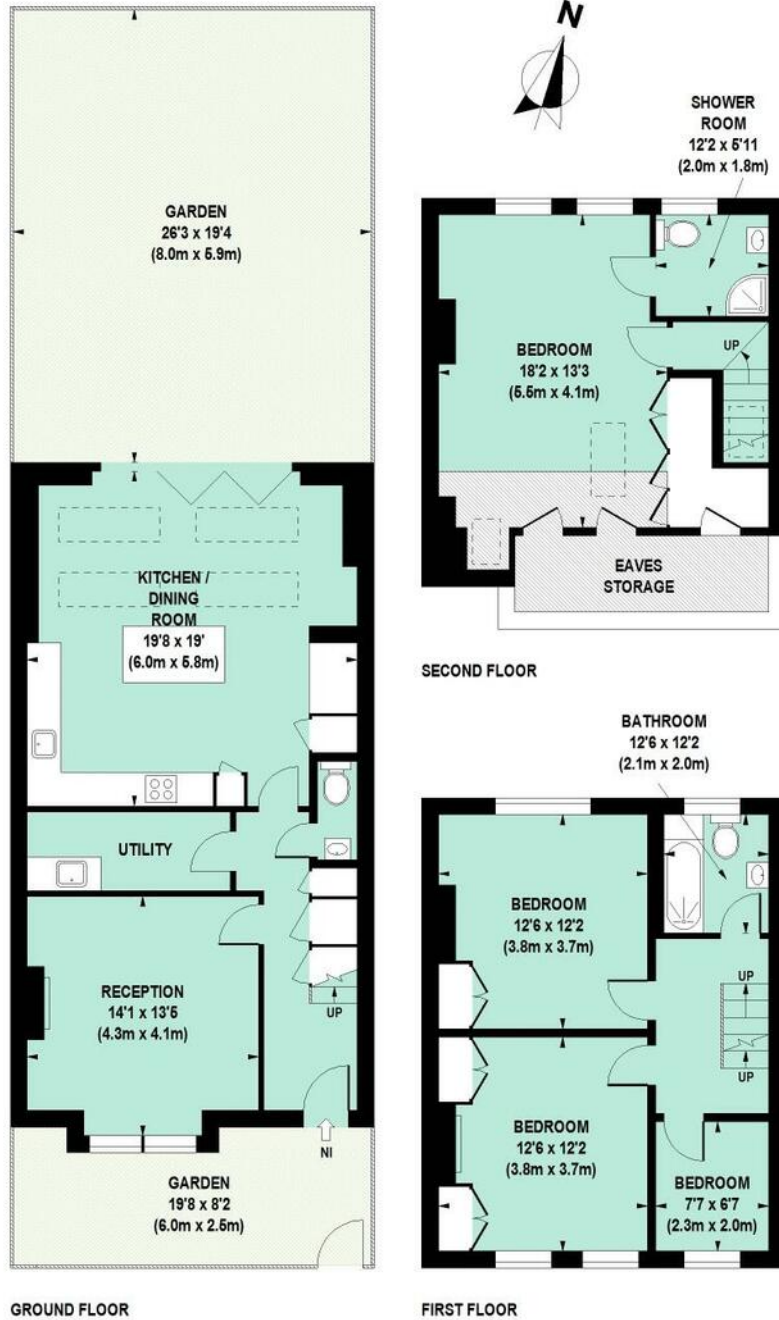
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Approximate Gross Internal Area 151 sq m / 1625 sq ft
Including Eaves Storage of 6 sq m / 65 sq ft

 Under 1.5m head height



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	67 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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