

# PHILIP WOOLLER

## SOLD



BINDEN ROAD W12 • WENDELL PARK  
£650,000 SHARE OF FREEHOLD



- Modernisation project
- 2 double bedrooms
- Bathroom
- Dining room
- Kitchen / conservatory
- Large cellar
- Own entrance
- Garden with open westerly aspect

Type  
Ground floor garden flat

Gross internal floor area  
1001 sq ft / 93 sq m approx.

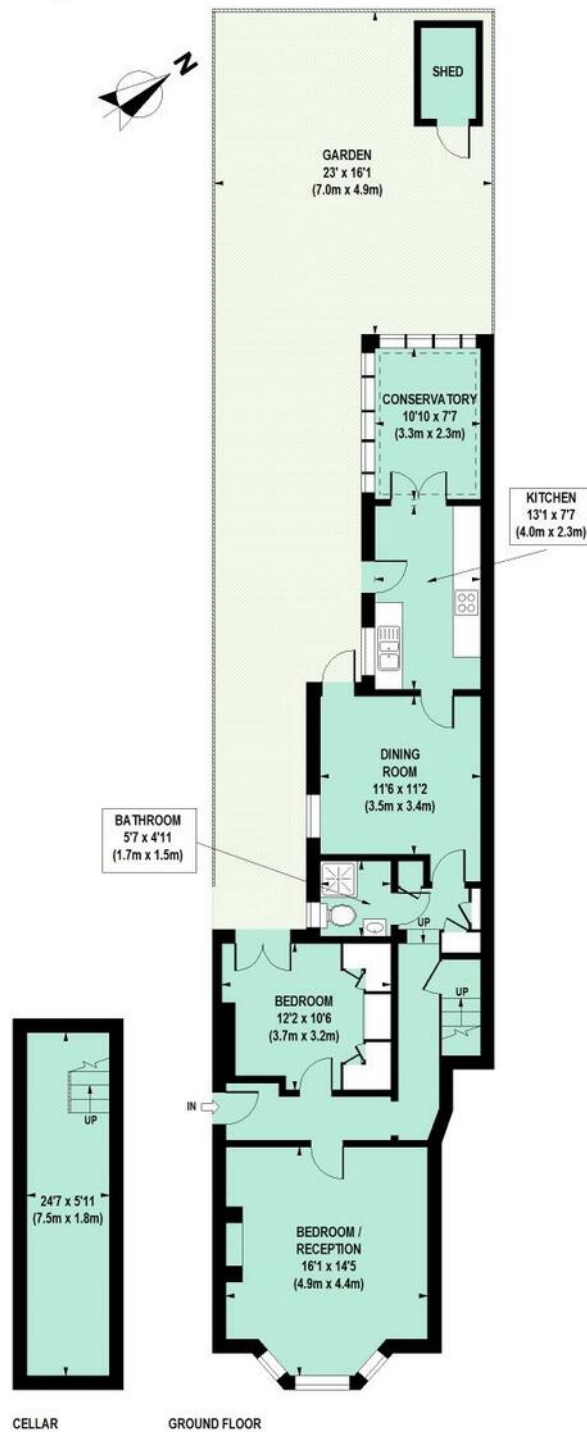
Nearest stations  
Stamford Brook and Ravenscourt Park  
( District Line) Turnham Green Terrace  
( District and Piccadilly lines)

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### Binden Road, W12

Approximate Gross Internal Area 93 sq m / 1001 sq ft



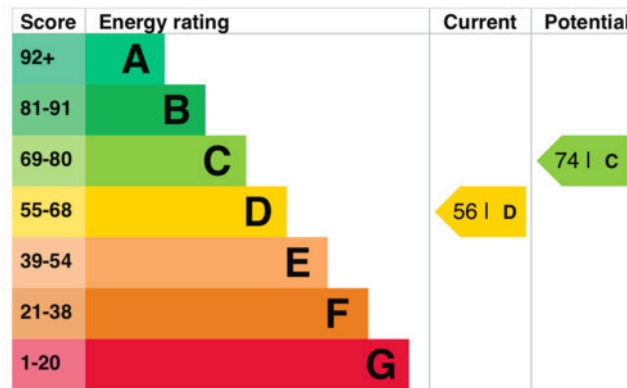
Floor Plan produced for Philip Wooller by Mays Floorplans ©, Tel 020 3397 4594

Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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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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