

PHILIP WOOLLER

SALE AGREED



LEFROY ROAD W12 • WENDELL PARK
£825,000 FREEHOLD



- 3 bedrooms (2 large doubles)
- Bathroom
- 2 reception rooms
- Kitchen
- 40' west facing garden
- Great natural light
- Scope to extend subject to PP
- Storage

Type
Terraced family house

Gross internal floor area
1033 sq ft / 96 sq m approx.


Nearest stations
Stamford Brook (District Line)
Shepherd's Bush Market (Hamm. &
City and Circle Lines)

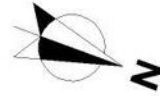
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Lefroy Road, W12

Approximate Gross Internal Area 96 sq m / 1033 sq ft

 Under 1.5m head height



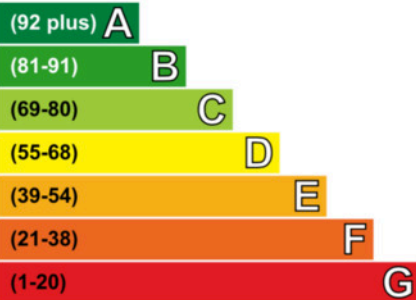
Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594
Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable

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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

IMPORTANT NOTICE

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