

PHILIP WOOLLER

SALE AGREED



THIRD AVENUE W3 • ASKEW ROAD AREA
£1,850,000 FREEHOLD



- 5 double bedrooms
- 4 bathrooms (2 en suite)
- Cloakroom / WC
- Large Utility / boot room
- Kitchen / dining / family room (8.9mx6m) - underfloor heated
- Reception room with wood-burner
- Office / bed 6 with acoustic panelling
- 39' garden with side access
- School radiators and bespoke cabinetry throughout

Type
Edwardian semi detached family house

Gross internal floor area
2465 sq ft / 229 sq m approx.

Nearest stations
Shepherd's Bush Market (Hamm. & City and Circle Lines) East Acton (Central Line) Acton Central (Overground)

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	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

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