

PHILIP WOOLLER

SALE AGREED



HEMLOCK ROAD W12 • SHEPHERD'S BUSH
£850,000 FREEHOLD



- 3 / 4 bedrooms
- 2 bathrooms (1 en suite)
- Dressing room / office / nursery
- Downstairs cloakroom
- 2 reception rooms (one could be bed 4)
- Kitchen / dining / utility space with moveable island
- 32' wide garden with side access
- Useful laundry cupboard and eaves storage
- Off street parking

Type
Semi detached family house

Gross internal floor area
1714 sq ft / 158 sq m approx.

Nearest stations
East Acton (Central Line)

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Hemlock Road, W12

Approximate Gross Internal Area 158 sq m / 1714 sq ft
Including Eaves Storage of 16 sq m / 172 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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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