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

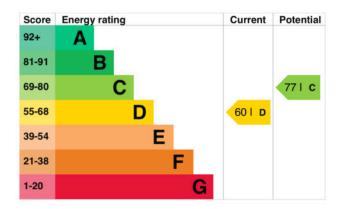
Approximate Gross Internal Area 158 sq m / 1714 sq ft Including Eaves Storage of 16 sq m / 172 sq ft



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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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).

2. Photos etc: The photographs show

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