

# PHILIP WOOLLER

## SALE AGREED



RYLETT ROAD W12 • WENDELL PARK  
£315,000 LEASEHOLD



- 1 double bedroom
- Shower room
- Reception room / kitchen area open plan
- Built-in storage
- Triple aspect flat
- Leafy garden outlooks
- Extremely rare conversion
- Long lease - 121Yrs

Type  
First Floor Flat

Gross internal floor area  
301 sq ft / 28 sq m approx.

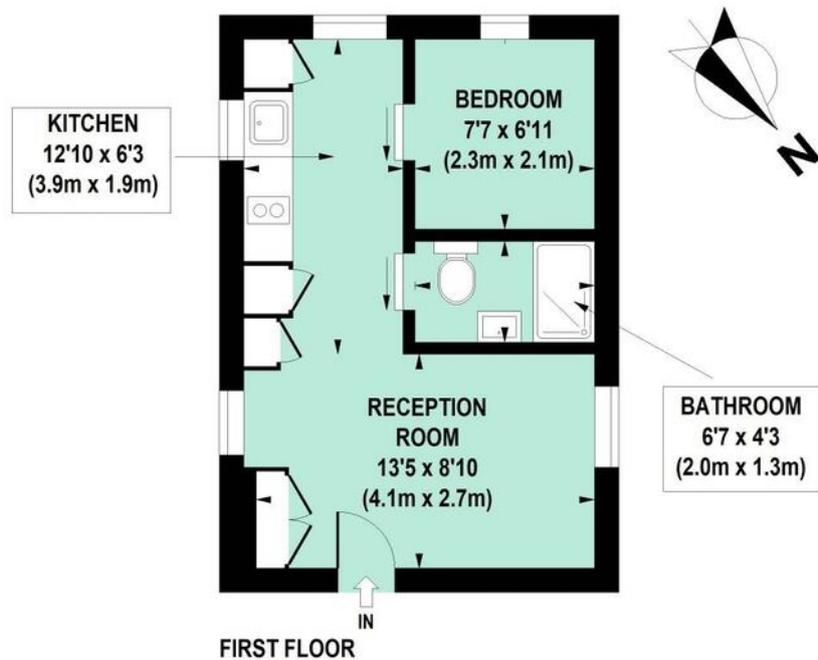
Nearest stations  
Stamford Brook (District Line) and  
Turnham Green Terrace (District and  
Piccadilly Lines)

# PHILIP WOOLLER

## SALE AGREED

### Rylett Road, W12

Approximate Gross Internal Area 28 sq m / 301 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

# PHILIP WOOLLER

## SALE AGREED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   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

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

only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The position relating to the property may change without notice.