PHILIP WOOLLER

SALE AGREED



ABDALE ROAD W12 • SHEPHERD'S BUSH £950,000 FREEHOLD







- 3 bedrooms
- Bathroom
- Cloakroom
- · Double reception room
- Kitchen
- · Paved west facing garden
- Within St Stephen's CofE Primary School catchment
- Minutes from tubes
- OFFERED WITH NO CHAIN

Type Victorian terraced house

Gross internal floor area 958 sq ft / 89 sq m approx.

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

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Approximate Gross Internal Area 89sq m / 958 sq ft



GROUND FLOOR FIRST FLOOR

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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20)

Not energy efficient - higher running costs

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.

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