

PHILIP WOOLLER

SALE AGREED



KINNEAR ROAD W12 • WENDELL PARK
£1,450,000 FREEHOLD



- 4 double bedrooms
- Bathroom and shower room en suite
- Double reception room
- Large family kitchen/dining room
- Terraced garden
- Good eaves and built-in storage
- Offered with NO CHAIN

Type
Victorian family house

Gross internal floor area
1679 sq ft / 156 sq m approx.

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

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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		
69-80	C	70 c	80 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

IMPORTANT NOTICE

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