PHILIP WOOLLER

FOR SALE



VANDERVELL COURT, LARDEN ROAD W3 • WENDELL PARK £325,000 LEASEHOLD







- EXCLUSIVE PARKING SPACE
- GOOD ENTRY LEVEL FLAT / INVESTMENT
- 900 year lease
- 1 double bedroom
- Bathroom
- · Reception room
- Kitchen open plan
- Balcony
- Council tax Band D £1227.55 PA

Type 4th floor flat

Gross internal floor area 484 sq ft / 45 sq m approx.

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

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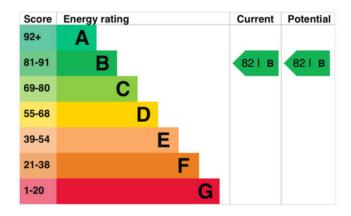
Approximate Gross Internal Area 45 sq m / 484 sq ft



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

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.