

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	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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2. Photos etc: The photographs show

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