

PHILIP WOOLLER

SOLD



HARTSWOOD ROAD W12 • WENDELL PARK
£4,500,000 FREEHOLD



- 5 double bedrooms
- 4 bathrooms (3 en suite)
- Cloakroom and Utility room
- Large kitchen / dining room
- 3 reception rooms and study
- Off street parking
- Large west facing garden
- Basement media room
- Gym and wine cellar

Type
Semi detached family house

Gross internal floor area
4569 sq ft / 424.5 sq m approx. including eaves storage.

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

PHILIP WOOLLER

SOLD

Hartwood Road, W12

Approximate Gross Internal Area 424.5 sq m / 4569 sq ft
Including Eaves Storage of 11 sq m / 118 sq ft

 Under 1.5m head height



PHILIP WOOLLER

SOLD

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 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

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.