

# PHILIP WOOLLER

## SALE AGREED



JEDDO ROAD W12 • WENDELL PARK  
£950,000 SHARE OF FREEHOLD



- 3 double bedrooms
- Cot room / bed 4
- 3 bathrooms / 2 en suite
- Reception room
- Kitchen / dining room
- Eaves and loft storage
- Private garden with separate access
- Garden studio

Type  
Edwardian upper maisonette with garden

Gross internal floor area  
1475 sq ft / 137 sq m approx.(studio not incl.)

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

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Approximate Gross Internal Area 137 sq m / 1475 sq ft

Including Eaves Storage of 2 sq m / 22 sq ft

Excluding Garden Room of 5 sq m / 54 sq ft



 Under 1.6m head height



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	74   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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