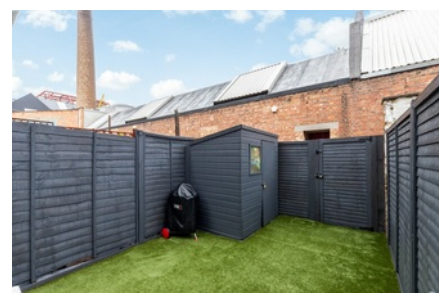


PHILIP WOOLLER

FOR SALE



VALETTA ROAD W3 • WENDELL PARK
£485,000 LEASEHOLD



- 2 bedrooms
- Generous bathroom
- Reception room with fireplace
- Garden with separate access at rear
- Storage and garden shed
- Own entrance
- Long Lease - 172 Years remaining

Type
Ground floor garden flat

Gross internal floor area
667 sq ft / 62 sq m approx.

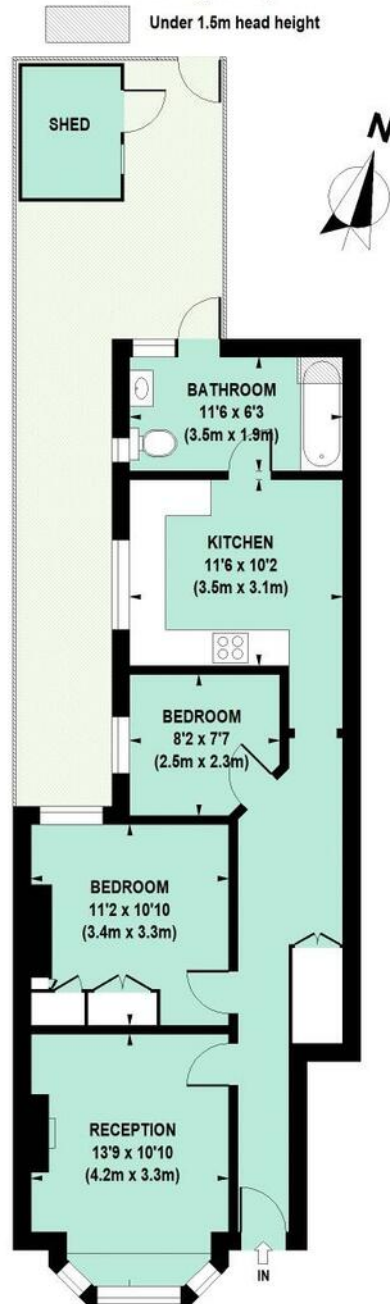
Nearest stations
Stamford Brook (District Line)
Turnham Green Terrace (Piccadilly
and District Lines) Acton Central (Overground)

PHILIP WOOLLER

FOR SALE

Valetta Road, W3

Approximate Gross Internal Area 62 sq m / 667 sq ft
(Excluding Shed)

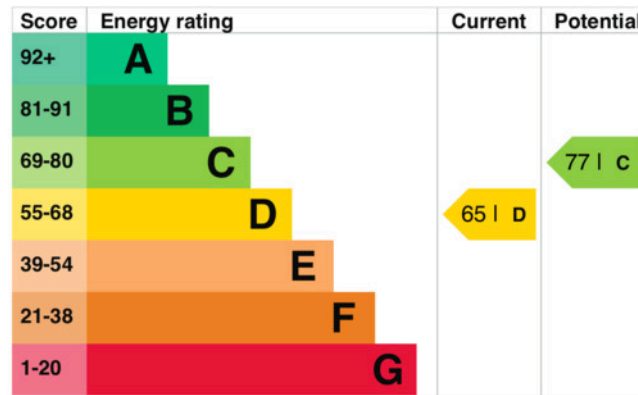


SECOND FLOOR

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

PHILIP WOOLLER

FOR SALE



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

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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

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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.