

# PHILIP WOOLLER

## SALE AGREED



VALETTA ROAD W3 • WENDELL PARK  
£1,150,000 FREEHOLD



- 4 double bedrooms
- Bathroom and shower room en suite
- Generous kitchen / dining room
- Kitchen designed for range cooker with Butler sink
- Garden with separate access
- Herringbone and other stripped / painted and hardwood floors
- Ample wardrobe space and built-in bookcases
- Eaves storage

Type  
Edwardian family house

Gross internal floor area  
1346 sq ft / 125 sq m approx.

Nearest stations  
Stamford Brook ( District Line )  
Shepherd's Bush Market ( Hamm.&  
City and Circle Lines) Acton Central ( Overground )ord

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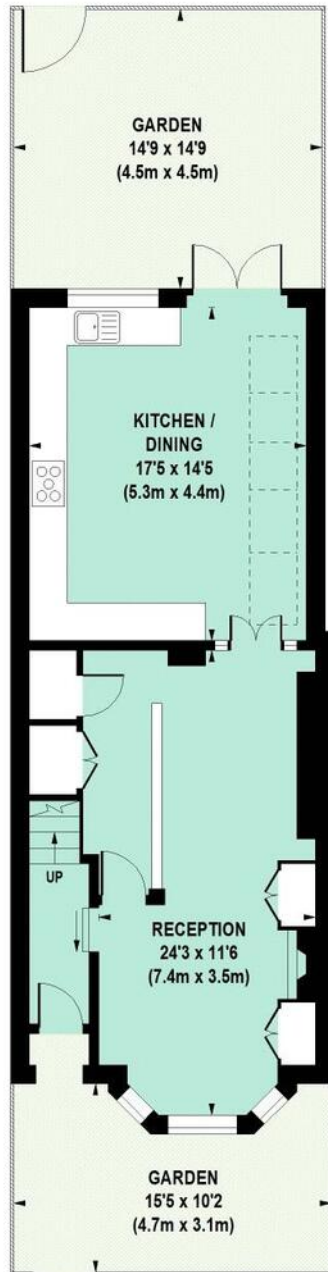
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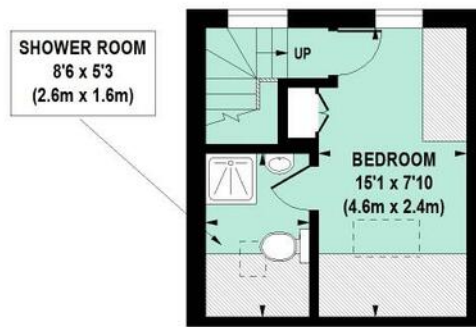
### Valetta Road, W3

Approximate Gross Internal Area 125 sq m / 1346 sq ft

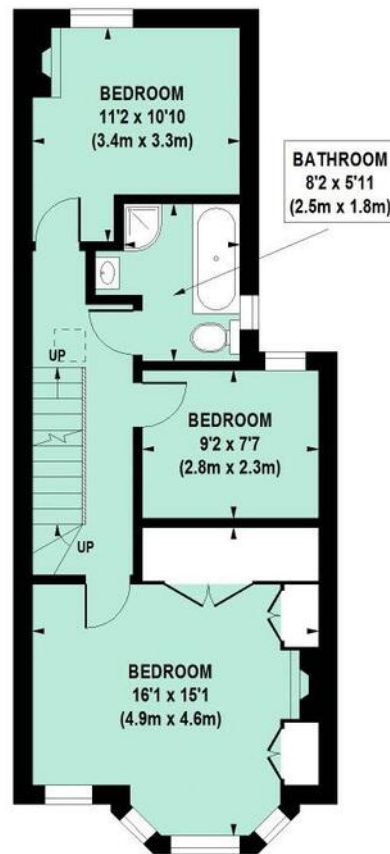
 Under 1.5m head height



GROUND FLOOR



SECOND FLOOR



FIRST 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	61   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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