

# PHILIP WOOLLER

## LET AGREED



ST ELMO ROAD W12 • ASKEW ROAD AREA  
£495 PW / £2145 PCM



- 2 double bedrooms
- Generous bathroom with wet room shower
- Reception / dining room
- Kitchen open plan
- Oak floors
- Decked Garden with side access
- Newly decorated

Type  
Ground floor garden flat

Gross internal floor area  
753 sq ft / 70 sq m approx.

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

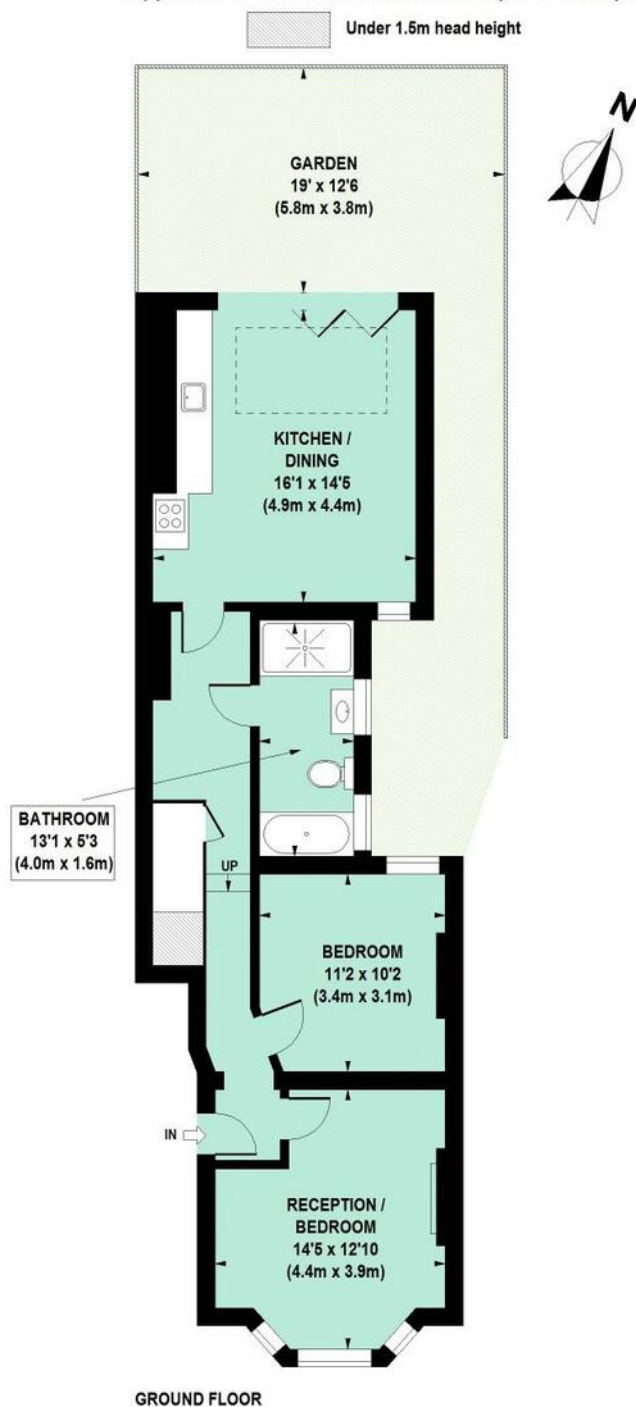
Council Tax Band  
C ( £1091.16 PA )

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**St. Elmo Road, W12**

Approximate Gross Internal Area 70 sq m / 753 sq ft



Floor Plan produced for Philip Wooller by Mays Floorplans © . Tel 020 3397 4594

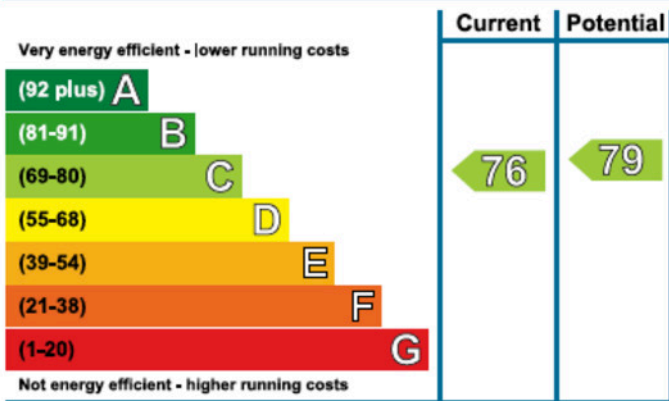
Illustration for identification purposes only, not to scale

All measurements are maximum, and include wardrobes and window bays where applicable

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### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### IMPORTANT NOTICE

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