

# PHILIP WOOLLER

## SALE AGREED



THIRD AVENUE W3 • ASKEW ROAD AREA  
£1,595,000 FREEHOLD



- 5 double bedrooms and study
- 2 bathrooms (1 en suite)
- 2 Shower rooms (1 en suite)
- Cloakroom WC
- Reception room with woodburner
- Dining / reception 2
- Kitchen and utility room
- Good sized garden
- Built-in and eaves storage

Type  
Family House

Gross internal floor area  
2312 sq ft / 214 sq m approx.

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

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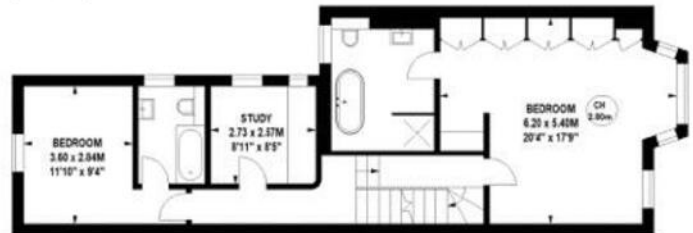
### Third Avenue, W3

Approximate gross internal area  
214.78 sq m / 2312 sq ft  
(Including Eaves Storage)  
Eaves Storage  
3.99 sq m / 43 sq ft

Key :  
CH - Ceiling Height



Second Floor



First Floor



Ground Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	79   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.

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