

PHILIP WOOLLER

FOR SALE



GAYFORD ROAD W12 • ASKEW ROAD AREA
£750,000 FREEHOLD



- 2 double bedrooms
- Bathroom
- Double reception room
- Kitchen
- Garden
- Extension potential subject to PP
- Cellar storage
- Catchment for Good Shepherd RC Primary School

Type
Victorian cottage

Gross internal floor area
937 sq ft / 87 sq m approx.

Nearest stations
Stamford Brook (District Line)
Turnham Green Terrace (District and Piccadilly Lines) Shepherd's Bush Market (Ham. & City and Circle Lines)

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Approximate Gross Internal Area 87 sq m / 937 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 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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