

PHILIP WOOLLER

LET AGREED



STARFIELD ROAD W12 • ASKEW ROAD AREA
£1200 PW / £5200 PCM FREEHOLD



- 4 bedrooms
- Bathroom and shower room
- Double reception room
- Study
- Kitchen / dining / family room
- TV / Playroom / bed 4
- Terraced garden
- 2 entrances
- Storage

Type
Victorian family house

Gross internal floor area
1927 sq ft / 179 sq m approx.

Nearest stations
Stamford Brook (District Line)
Goldhawk Road (Ham. & City and
Circle Lines)


Council Tax Band
Band G (£2045.92PA)

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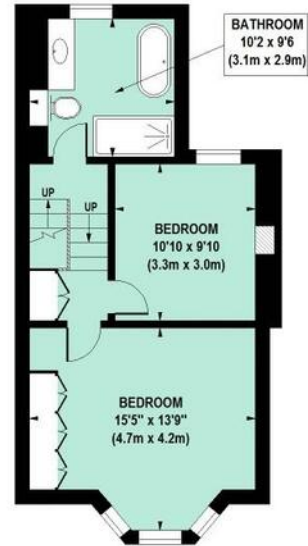
Starfield Road, W12

Approximate Gross Internal Area 179 sq m / 1927 sq ft

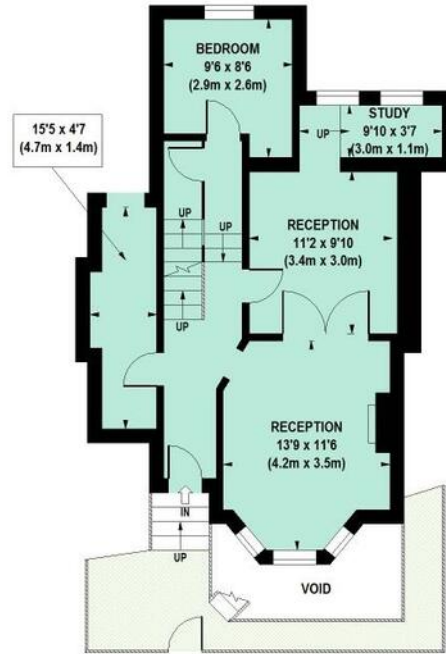
 Under 1.5m head height



LOWER GROUND FLOOR



FIRST FLOOR



RAISED GROUND 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 | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 60 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

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