

# PHILIP WOOLLER

## FOR SALE



ASKEW CRESCENT W12 • ASKEW ROAD AREA  
£1,395,000 FREEHOLD



- 4 double bedrooms
- Bathroom
- Cloakroom / WC
- Double reception room
- Kitchen / dining room
- Snug
- South facing garden

Type  
Victorian family house

Gross internal floor area  
1701 sq ft / 158 sq m approx.

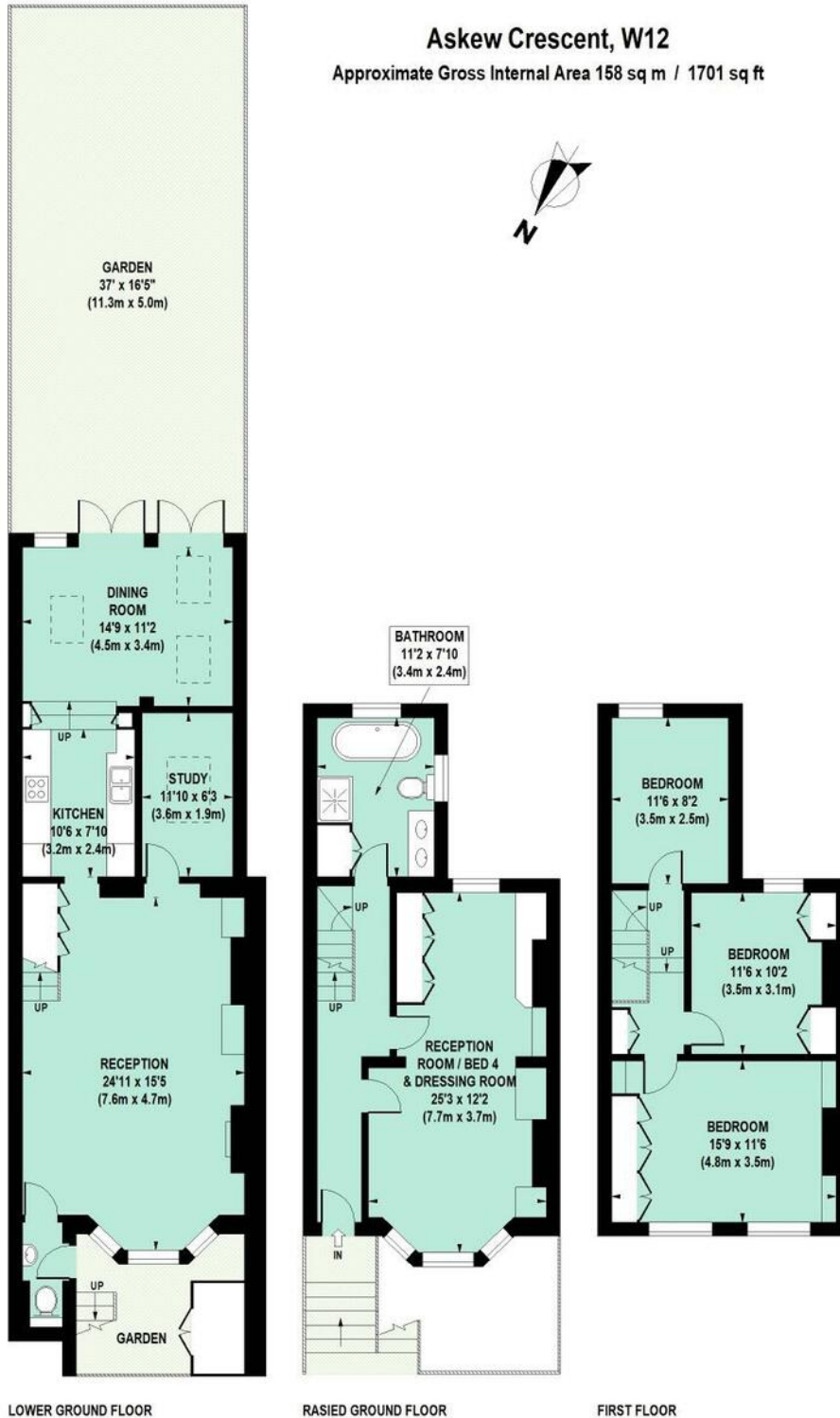
Nearest stations  
Stamford Brook ( District Line )  
Shepherd's Bush Market ( Hamm. &  
City and Circle Lines ) Acton Central ( Overground )

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### Askew Crescent, W12

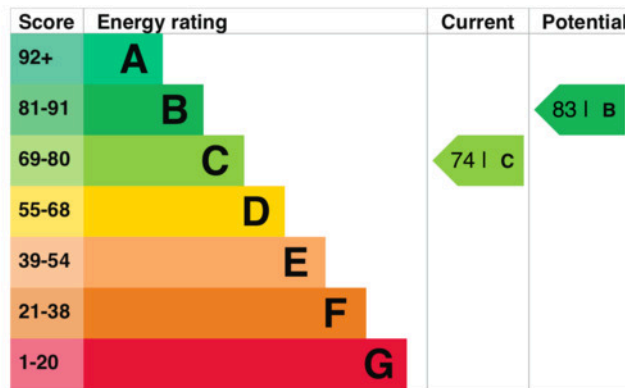
Approximate Gross Internal Area 158 sq m / 1701 sq ft



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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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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4. VAT: The position relating to the property may change without notice.