

PHILIP WOOLLER

SALE AGREED



MELROSE GARDENS W6 • BROOK GREEN
£2,375,000 FREEHOLD



- 5 double bedrooms
- Dressing room / study
- 2 bathrooms
- Cloakroom
- Double reception room
- 25' x 17' Family kitchen / dining room
- Garden - paved with side access
- Basement utility

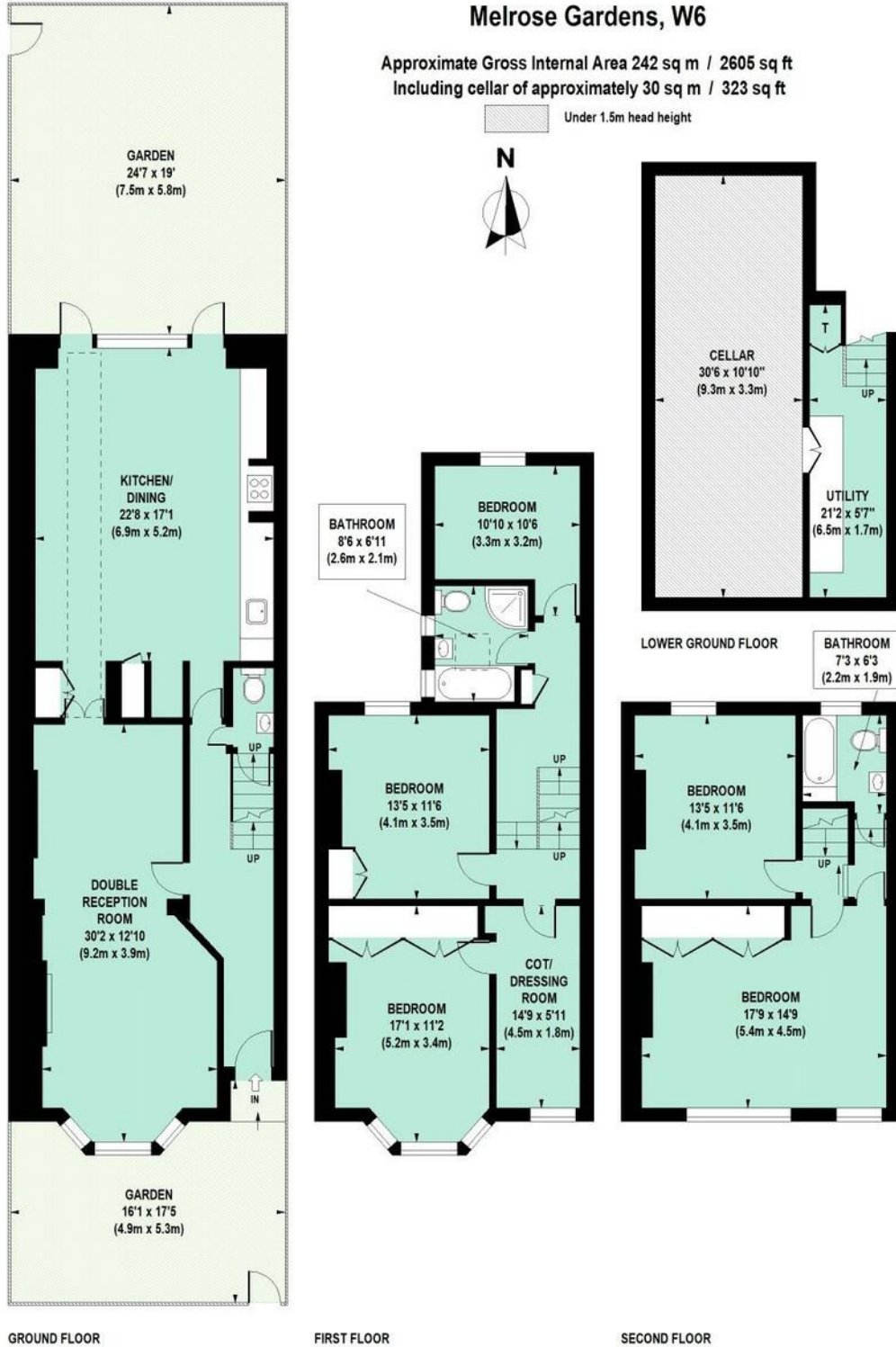
Type
Victorian family house

Gross internal floor area
2605 sq ft / 242 sq m approx.incl. cellar

Nearest stations
Hammersmith Broadway (District,
Piccadilly and Hamm & City Lines)
Shepherd's Bush (Central Line)

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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		
39-54	E	45 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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