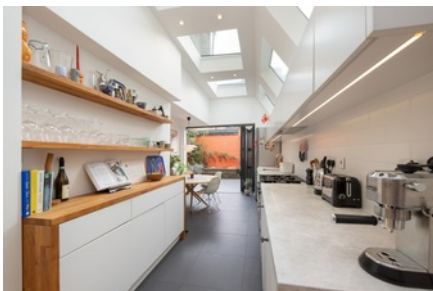


PHILIP WOOLLER

SALE AGREED



WENDELL ROAD W12 • WENDELL PARK
£850,000 SHARE OF FREEHOLD



- 2 double bedrooms
- Bathroom and shower room
- Reception room
- Kitchen / breakfast room
- South facing walled garden with side access
- Off street small car / bike parking if required
- Extensive basement storage - 796 sq ft
- Danish hardwood herringbone floors
- Own entrance

Type
Ground floor garden flat

Gross internal floor area
915 sq ft / 85 sq m approx.excl.cellar

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

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SALE AGREED

Wendell Road, W12

Approximate Gross Internal Area 85 sq m / 915 sq ft
(Excluding Basement of 74 sq m / 796 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		
69-80	C	77 c	80 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

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3. Regulations etc: Any reference to alternations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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