

PHILIP WOOLLER

SALE AGREED



ROCKLEY COURT, ROCKLEY ROAD W14 • BROOK GREEN
£795,000 LEASEHOLD



- 2 double bedrooms
- 2 en suite bathrooms
- Reception room
- Kitchen / dining room open plan
- Cloakroom / laundry
- Split level patio with garden office.
- Garage and parking space
- Long lease - 112 Years unexpired
- EPC - C

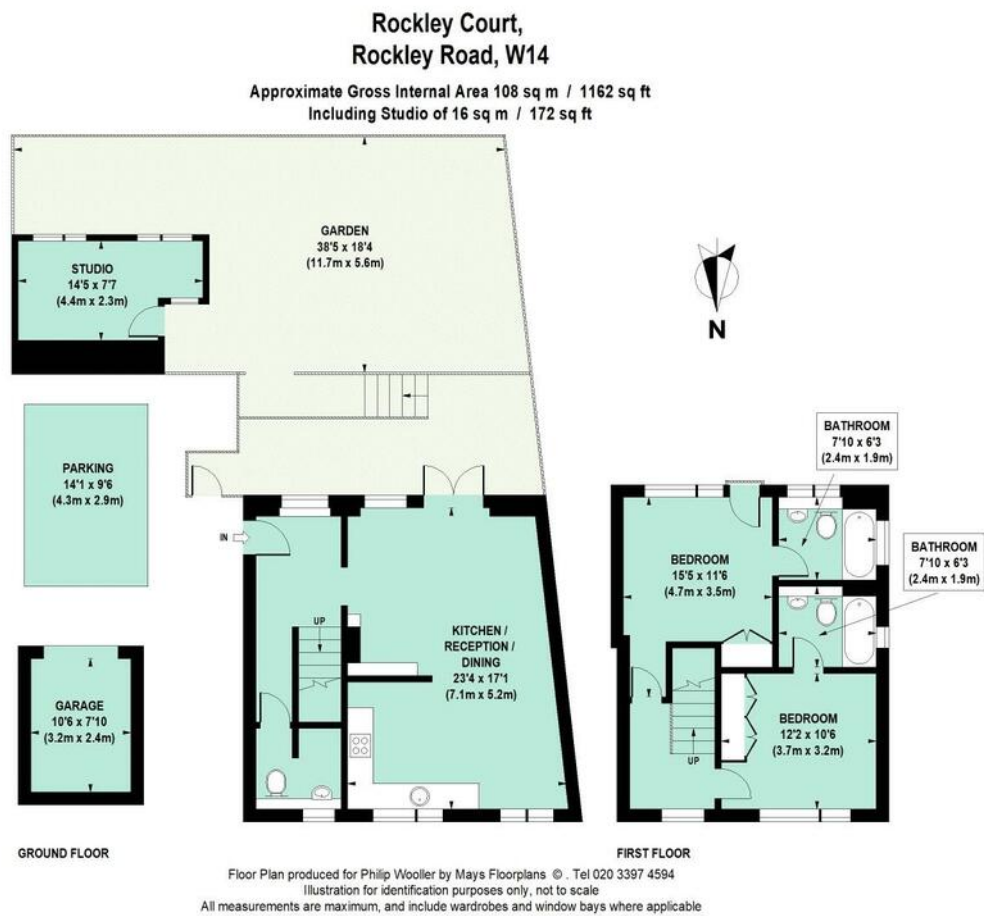
Type
Purpose built - garden maisonette

Gross internal floor area
1162 sq ft / 108 sq m approx.

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

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 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 rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy 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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2. Photos etc: The photographs show

only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

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