

# 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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### Rockley Court, Rockley Road, W14

Approximate Gross Internal Area 108 sq m / 1162 sq ft  
Including Studio of 16 sq m / 172 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	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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