

# PHILIP WOOLLER

## FOR SALE



ROXWELL ROAD W12 • ASKEW ROAD AREA  
£1,495,000 FREEHOLD



- 5 bedrooms
- Bathroom en suite to master
- Shower room en suite
- Cloakroom / WC
- Double reception room
- Kitchen / dining / family room
- Walled south facing garden
- Cellar / laundry room
- Eaves storage

Type  
Victorian family house

Gross internal floor area  
2034 sq ft / 189 sq m approx.

Nearest stations  
Shepherd's Bush Market ( Hamm. &  
City and Circle Lines) Shepherd's  
Bush ( Central Line)

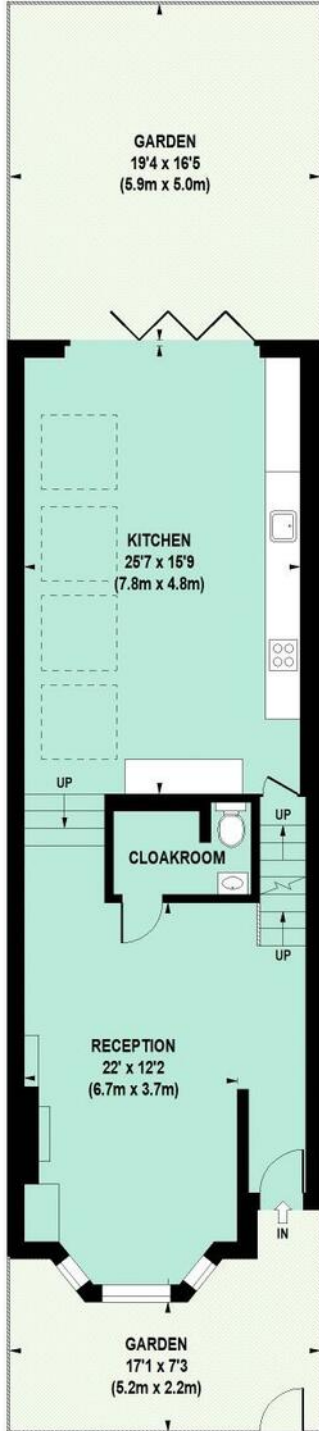
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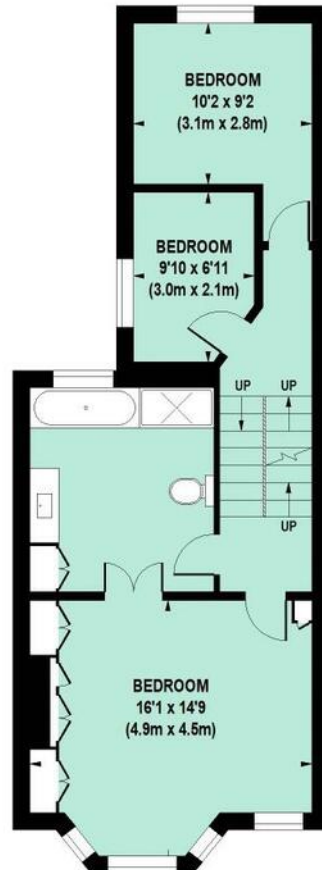
### Roxwell Road, W12

Approximate Gross Internal Area 189 sq m / 2034 sq ft  
Including Eaves Storage of 8 sq m / 86 sq ft

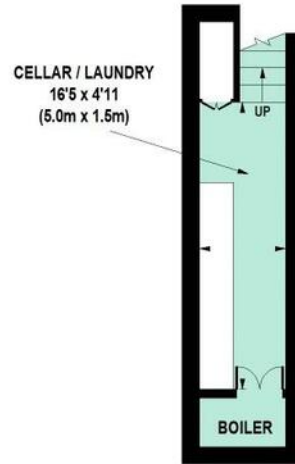
 Under 1.5m head height



GROUND FLOOR



FIRST FLOOR



CELLAR



SECOND FLOOR

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		78   C
55-68	D	65   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

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